



Agenda

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

**JUNE 17, 2025
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

Pledge of Allegiance

7:00 PM

ROLL CALL

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

APPROVE MINUTES

June 3, 2025 City Council meeting draft minutes (located in the Appendix)

Approved

MODIFICATION OF AGENDA

None

APPOINTMENTS

Courtney Eiterich, Council President - July 1, 2025 through December 31, 2025

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 a drainage easement as shown on White Oak Estates, Second Plat

Approved

White Oak Estates, Second Plat is a replat of a single-family subdivision on 2.43 acres located near the northeast corner of 79th Street & Cottonwood Street. A drainage easement is being dedicated as part of this final plat.

2. Acceptance of right-of-way as shown on Retail Old Town Lenexa Final Plat

Approved

Retail Old Town Lenexa is a 5,200-square-foot multitenant commercial building on 0.28 acres at the midblock of Pflumm Road between Santa Fe Trail Drive and 92nd Street. There is an existing drainage easement on the southwest corner. Alley right-of-way on the south side of the site is being dedicated to the City as part of this final plat.

3. Approval of an agreement with Black & Veatch to create an adaptive Stormwater Master Plan dashboard

Approved

The new Stormwater Master Plan is a dynamic database comprised of a series of dashboards that will be regularly updated, providing valuable information for decision-making on flood control, green infrastructure, infrastructure replacement, stream health, and other critical areas. Black & Veatch will develop the first dashboard for \$74,445.

4. Approval of Addendum Five to the Employment Agreement with the City Manager

Approved

The proposed amendment extends the City Manager's employment agreement for one additional year and revises the compensation terms.

5. Approval of a final plan for Lenexa City Center North Village Townhomes located at the northeast corner of Winchester Street & Penrose Lane in the CC, Planned City Center District

Approved

The applicant proposes a multifamily development in City Center, which consists of 61 townhomes in 10 buildings.

6. Resolution authorizing the issuance of up to \$9 million in industrial revenue bonds to finance the costs of acquiring, constructing, and equipping multiple buildings and facilities for a restaurant/retail project (Vista Village Project)

Resolution 2025-031

In December 2024, the City approved a resolution authorizing the issuance of up to \$9 million in industrial revenue bonds (IRBs) to finance a portions of the Vista Village mixed-use project at the southeast corner of Prairie Star Parkway & Ridgeview Road. The developer desires the previous IRB authorization be assigned to Jayhawk Ridge, LLC.

END OF CONSENT AGENDA

Items 1-6 Approved

BOARD RECOMMENDATIONS

7. Ordinance approving a five-year special use permit for a dental office use known as Stay Smiling Orthodontics located at 8706 Bourgade Avenue in the NP-O, Planned Neighborhood Office District

[Ordinance 6028](#)

The applicant is requesting approval of a special use permit for a medical or dental clinic use located at 8706 Bourgade Avenue in the NP-O, Planned Neighborhood Office District.

8. Ordinance approving a five-year special use permit for a church/place of worship use for The Chapel KC located at 11221 Strang Line Road in the BP-1, Planned Business Park District

[Ordinance 6029](#)

The applicant proposes to operate a church or place of worship use within the BP-1, Planned Business Park Zoning District at 11221 Strang Line Road, which requires a special use permit.

9. Consideration of a rezoning, concept plan, and preliminary plan known as Solera for a retail, multifamily, and duplex residential development on property located at the southeast corner of Prairie Star Parkway & K-7 Highway

- a. Ordinance rezoning property from AG, Agricultural and CP-3, Planned Regional Commercial Districts to the RP-4, Residential Planned (High-Density) and the RP-2, Residential Planned (Intermediate-Density) Districts

[Ordinance 6030](#)

- b. Approval of companion concept and preliminary plans for the Solera development

[Approved](#)

The applicant requests approval to rezone property to allow multifamily and duplex development, as well as approval of a companion preliminary plan for an apartment, townhome, and duplex development and a concept plan for a retail component of the Solera development. The companion concept and preliminary plans contain 116,052 square feet of retail floor area and 506 dwelling units on 75 acres.

NEW BUSINESS

10. Consideration of an amendment to the 2025-2029 Capital Improvement Program and an amendment to the construction contract for the construction and relocation of the Lenexa LiveWell Employee Health Clinic Project
 - a. Resolution amending the 2025-2029 Capital Improvement Program to increase the budget for construction and relocation of the Lenexa LiveWell Employee Health Clinic ("LiveWell")

[Resolution 2025-032](#)

- b. Approval of Amendment No. 1 to the construction contract with Newkirk Novak Construction Partners, Inc. for the construction and relocation of LiveWell

Approved

Staff proposes amending the 2025-2029 Capital Improvement Program to increase the Lenexa LiveWell Employee Health Clinic Project allocation to \$1.9 million to cover the full design and construction costs and provide for contingencies.

COUNCILMEMBER REPORTS

STAFF REPORTS

11. Quarterly Financial Report

END OF RECORDED SESSION

BUSINESS FROM FLOOR

Comments will be accepted from the audience on items not listed on the agenda. Please limit remarks to a maximum of five (5) minutes per person/issue.

None

ADJOURN

8:51 PM