



**MINUTES OF THE  
JULY 1, 2025  
LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> STREET PARKWAY  
LENEXA, KS 66219**

**CALL TO ORDER**

Mayor Sayers called the meeting to order at 7 PM.

**ROLL CALL**

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

*Councilmember Denny made a motion to approve the June 17, 2025 City Council meeting draft minutes and Councilmember Charlton seconded the motion. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

There were no modifications to the agenda.

**PROCLAMATIONS**

Bebe Moore Campbell National Minority Mental Health Awareness Month

**APPOINTMENTS**

Parks & Recreation Advisory Board appointment - Jenny De Cicco

Mayor Sayers recommended Jenny De Cicco be appointed to the Parks & Recreation Advisory Board to fill the vacant position. She said Ms. De Cicco's application and resume were included in the packet.

*Councilmember Handley made a motion to approve the appointment and Councilmember Herron seconded the motion. Motion passed unanimously.*

**CONSENT AGENDA**

1. Approval of a Conduit Purchase Agreement authorizing the sale of a conduit along 86th Street and Scarborough Street in Lenexa City Center North to Everfast Fiber Networks

*Everfast Fiber Networks is interested in purchasing a conduit from the City for \$28,883.92.*

2. Approval of the purchase of a NoTraffic Signal Detection System from Traffic Control Corporation  
*The NoTraffic detection system uses radar, video, and AI technology to monitor and manage vehicle detection at signalized intersections. The system assists with optimizing traffic signal timing, which helps reduce vehicle delays, and provides turning movement counts and continuous video monitoring, eliminating the need for separate observation cameras. The cost for 10 systems from Traffic Control Corporation is \$210,000.*
3. Resolution authorizing the sale, possession, and consumption of alcohol at the 2025 Food Truck Frenzy - Old Town event  
*The City plans to sponsor a Food Truck Frenzy - Old Town event on July 19, 2025. The sale, possession, and consumption of alcohol at the event requires City Council approval, as well as designating the event's boundaries and identifying the public streets to be closed.*
4. Resolution calling for a public hearing to consider approving Redevelopment Project Plan 6 in the Mining TIF District (Ross Canyon Multi-Family Project - Phase 1)  
*This resolution is only to provide notice of a public hearing on August 5, 2025, at which time the Governing Body will consider approving Redevelopment (TIF) Project Plan 6 encompassing 11 acres located adjacent to 93rd Street between Mill Creek Road and Renner Boulevard in the Mining TIF District.*
5. Resolution of intent to issue approximately \$10.2 million in industrial revenue bonds for the Village at City Center North Mixed-Use Retail and Commercial Project at the northeast corner of 87th Street Parkway & Scarborough Street  
*CB AH #1, LLC has requested the issuance of industrial revenue bonds for a project in the 27-acre AdventHealth Campus.*

#### **END OF CONSENT AGENDA**

*Councilmember Arroyo made a motion to approve items 1 through 5 on the consent agenda and Councilmember Williamson seconded the motion. Motion passed unanimously.*

#### **BOARD RECOMMENDATIONS**

6. Consideration of a rezoning and preliminary plan known as Vantage at Lenexa for a multifamily residential development on property located at the northwest corner of Prairie Star Parkway & Monticello Road - **WITHDRAWN BY THE APPLICANT**  
  
The applicant requested that this item be withdrawn.

## NEW BUSINESS

7. Resolution determining the advisability of authorizing certain municipal improvements and establishing a special benefit district to finance them and waiving the sealed bid process (Woodsonia Drive SBD)

*The City received a petition to establish a special benefit district (SBD) to finance the construction of Woodsonia Drive, as well as related public improvements. The maximum estimated cost for the SBD is \$10,077,000. This resolution will establish an SBD for this project and waive the sealed bid process for construction of the improvements.*

Sean McLaughlin, City Attorney, presented the proposed creation of the Woodsonia Drive Special Benefit District (SBD). He began by providing background on the SBD process. He said an SBD allows the City to levy special assessments on property owners to fund public improvements. He talked about the typical process including a petition from property owners—usually requiring 100% approval—followed by the creation of the district by resolution, assessment levies by ordinance, and project construction managed by the City.

Mr. McLaughlin said this SBD specifically pertains to completing the Woodsonia Drive collector road from Prairie Star Parkway north to 83rd Street, filling in a key gap in the road network. The district encompasses approximately 152 acres, and 100% of property owners within the area have signed the petition. The maximum proposed assessment is \$10,077,000.00, split 80% to property owners and 20% to the City, consistent with City policy for collectors and arterials. He added that assessments will be levied over 20 years.

Mr. McLaughlin said staff recommends approval of the resolution and waiving the sealed bid requirement, as contractors are already active in the area, which will help in reducing costs and mobilization time. He added that design contracts are expected to come before the Council soon, with construction anticipated to begin in the fall and continue into the next year.

Councilmember Handley asked if there were any guarantees on the contractor's qualifications if the sealed bid process is waived. Mr. McLaughlin confirmed that the contract for the project will be publicly available and that bids will also be solicited from known contractors with prior experience on similar projects, including previous Pavement Management Program (PMP) work. The City intends to select contractors who have successfully completed work for Lenexa in the past. He added that as with any public project, the City will conduct regular inspections and will not accept the completed work until it fully meets all required public road specifications.

Tim Green, City Engineer, added that one contractor, with a strong history of working with the City, is expected to bid on the project. Additionally, one or two other bids are anticipated from contractors familiar to the City. The project will be subject to full-time inspection by a City inspector to ensure quality throughout construction. As with all City projects, a two-year warranty will apply, further ensuring a high-quality outcome.

Councilmember Charlton asked about the small parcel located south of the main district area near Prairie Star Parkway and Mr. McLaughlin confirmed that participation in the SBD is not mandatory, even if a property may benefit from the improvements. He added that all petition signers acknowledged that other properties could benefit from the project but have elected not to be included in the SBD.

Councilmember Herron asked how the project assessment was determined and Mr. McLaughlin explained that the estimate was developed collaboratively by the City's team, including Mr. Green and his staff, in partnership with the engineers expected to complete the design. The assessment is based on a well-informed estimate using the City's established specifications and best practices, ensuring alignment with project design standards and cost expectations.

Councilmember Nicks agreed that this project is a good idea and asked what risk the City is taking with it. Mr. McLaughlin talked about the potential risk of unpaid assessments, noting that while some payments may be delayed, the risk is primarily related to timing rather than loss. He said the assessments are tied to the property itself, and any unpaid amounts are typically collected when the property is sold. He also said that historically the City has had a strong collection rate on similar SBDs, with a delinquency rate around 3%. He expressed confidence in the City's ability to collect the assessments over time.

Mayor Sayers recognized members of the petitioner group who were present and said she appreciated their cooperation, noting that multiple developments are coming together through this effort. She commended the group for their collaboration, saying that the project will contribute a valuable public asset to the City and support the ability to provide services that benefit the broader community.

*Councilmember Nicks made a motion to approve Item 7 and Councilmember Arroyo seconded the motion. Motion passed unanimously.*

### **COUNCILMEMBER REPORTS**

Councilmember Arroyo said the Municipal Services' shredding event was so successful, the truck was full before she had a chance to drop off her documents. She said she is hopeful there will be another one in the fall with more trucks. She also commended Animal Control Officer Dorr who responded to her call regarding an injured bunny and thanked him for his compassion and empathy.

Councilmember Herron said he volunteered at the Great Lenexa Barbeque last weekend and the Parks and maintenance staff did a great job.

### **STAFF REPORTS**

Beccy Yocham, City Manager, wished everyone a happy 4th of July on Friday and said there would be continued budget discussion at the Committee of the Whole meeting on July 8<sup>th</sup>.

### **END OF RECORDED SESSION**

## **BUSINESS FROM FLOOR**

There was no business from the floor.

## **ADJOURN**

*Councilmember Denny made a motion to adjourn and Councilmember Charlton seconded the motion.* Motion passed unanimously.

The meeting adjourned at 7:18 PM.

/s/ Jennifer Martin  
City Clerk