



## Agenda

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

**JULY 15, 2025  
7:00 PM  
COMMUNITY FORUM**

### **CALL TO ORDER**

Pledge of Allegiance

### **ROLL CALL**

### **APPROVE MINUTES**

July 1, 2025 City Council meeting draft minutes (located in the Appendix)

### **MODIFICATION OF AGENDA**

### **CONSENT AGENDA**

#### **Item Numbers 1 through 3**

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 for maintenance**

- a. Acceptance of the Silverleaf, Second Plat, public improvements for maintenance

*This project constructed public street, stormwater, and streetlight improvements in the Silverleaf, Second Plat subdivision. The work was privately funded.*

- b. Acceptance of the AdventHealth Hospital Amenity Zone public improvements for maintenance

*This project constructed a public amenity zone including sidewalk, landscaping, and entrances for the AdventHealth Lenexa City Center Hospital. The work was privately funded.*

- c. Acceptance of the 107th Street and 108th Streets West of Pflumm Stormwater Improvements Project for maintenance

*This project replaced and rehabilitated more than 2,500 feet of pipe and was awarded \$444,651 in Johnson County Stormwater Management Program funding. The total project cost was \$1,039,019.80.*

2. Approval of an agreement with INCO USA, LLC for the 2025 Sidewalk and Trail Repair Program

*This program includes repairing deteriorated sidewalks in the Stoneridge East, Stoneridge West, Maple Falls, and Country Ridge neighborhoods and completing a sidewalk gap on Lackman Road between 95th Street and 99th Street. INCO USA, LLC bid \$489,840.00 for the contract.*

3. Resolution approving adjustments to the pay ranges contained in the fiscal year 2025 Pay Plan and authorizing the City Manager to implement the updated pay plan

*The City's pay plan is a key component in recruiting and retaining a quality workforce. Staff worked with Lockton Companies, Inc. to review the plan's internal equity and market competitiveness. Staff recommends changes to the pay grades and salary ranges. The estimated cost of annual pay increases and the market pay adjustments is \$2.35 million.*

## END OF CONSENT AGENDA

## BOARD RECOMMENDATIONS

4. Consideration of a preliminary plan/plat for an industrial development known as STAG Westlake located at 14050 Marshall Drive in the BP-2, Planned Manufacturing District

*The applicant proposes two identical 186,300-square-foot industrial buildings and related site improvements. The preliminary plat includes two lots, utility easements, and an access easement.*

## NEW BUSINESS

5. Resolution calling for a public hearing on September 2, 2025 to consider exceeding the revenue neutral property tax rate and a public hearing on September 2, 2025 to consider the fiscal year 2026 annual budget

*State law requires cities to publish notice and conduct a public hearing prior to adopting a property tax rate that exceeds the revenue neutral property tax rate. In addition, state law requires cities to publish notice and conduct a public hearing prior to adoption of the annual budget. Staff proposes to hold both public hearings on September 2, 2025 regarding the fiscal year 2026 budget. The estimated property tax rate is 26.459 mills for the 2026 budget, which exceeds the revenue neutral property tax rate of 25.142 mills as calculated by Johnson County. However, the estimated property tax rate is 0.500 mill lower than the levy for the 2025 budget.*

## **COUNCILMEMBER REPORTS**

## **STAFF REPORTS**

## **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.

## **ADJOURN**

## **APPENDIX**

6. July 1, 2025 City Council meeting draft minutes

Dist. Governing Body; Management Team; Agenda & Minutes Distribution List

IF YOU NEED ANY ACCOMMODATIONS FOR THE MEETING, PLEASE CONTACT THE CITY ADA COORDINATOR, 913/477-7550. KANSAS RELAY SERVICE 800/766-3777. PLEASE GIVE 48 HOURS NOTICE

ASSISTIVE LISTENING DEVICES ARE AVAILABLE FOR USE IN THE COMMUNITY FORUM BY REQUEST.



**CITY COUNCIL  
MEMORANDUM**

**ITEM 1a**

**SUBJECT:** Acceptance of the Silverleaf, Second Plat, public improvements for maintenance

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** July 15, 2025

**ACTION NEEDED:**

Accept the Silverleaf, Second Plat, public improvements for maintenance.

**PROJECT BACKGROUND/DESCRIPTION:**

This project constructed public street, stormwater, and streetlight improvements in the Silverleaf, Second Plat subdivision.

Staff performed a final inspection on July 7, 2025, and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this project shall go into force upon acceptance by the Governing Body on July 15, 2025, and will expire on July 15, 2027.

The contractor was Ron Weers Construction.

Total lane miles:	0.38 miles
Total statute miles:	0.19 miles
Pipe length:	679 linear feet

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The work was privately funded.

**STAFF RECOMMENDATION:**

Accept for maintenance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Responsible Economic Development

**ATTACHMENTS**

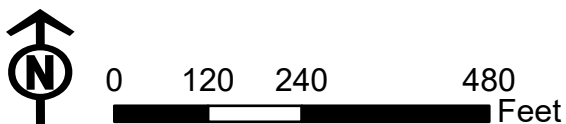
1. Map





Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## Silverleaf, Second Plat Public Improvements





**CITY COUNCIL  
MEMORANDUM**

**ITEM 1b**

**SUBJECT:** Acceptance of the AdventHealth Hospital Amenity Zone public improvements for maintenance

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** July 15, 2025

**ACTION NEEDED:**

Accept the AdventHealth Hospital Amenity Zone public improvements for maintenance.

**PROJECT BACKGROUND/DESCRIPTION:**

This project constructed a public amenity zone including sidewalk, landscaping, and entrances for the AdventHealth Lenexa City Center Hospital.

Staff performed a final inspection on July 7, 2025, and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this project shall go into force upon acceptance by the Governing Body on July 15, 2025, and will expire on July 15, 2027.

The contractor was GE Johnson.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The work was privately funded.

**STAFF RECOMMENDATION:**

Accept for maintenance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

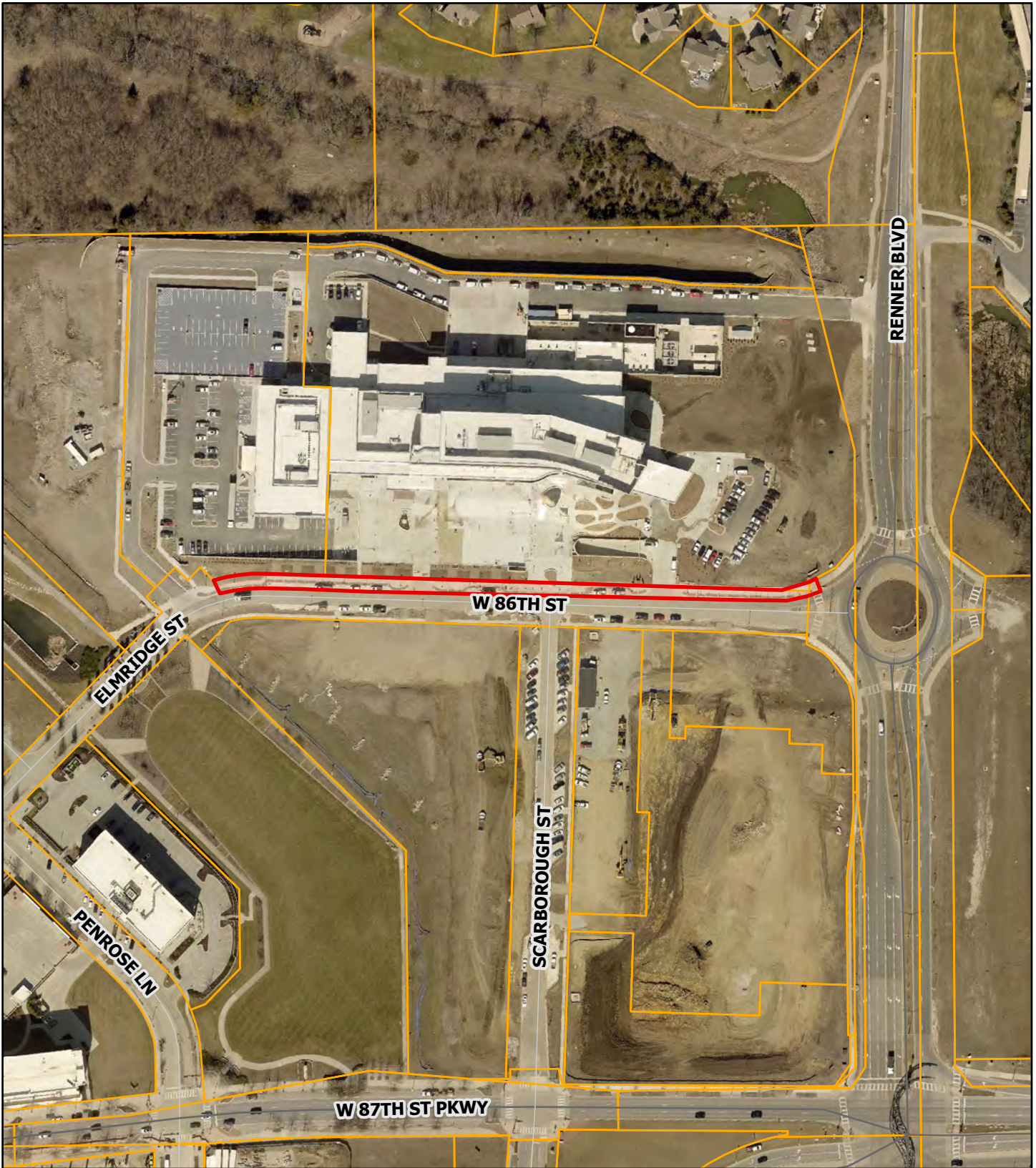
**Guiding Principles**

Responsible Economic Development

**ATTACHMENTS**

1. Map





Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## AdventHealth Hospital Amenity Zone Public Improvements



0 100 200 400  
Feet



**CITY COUNCIL  
MEMORANDUM**

**ITEM 1c**

**SUBJECT:** Acceptance of the 107th Street and 108th Streets West of Pflumm Stormwater Improvements Project for maintenance

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** July 15, 2025

**ACTION NEEDED:**

Accept the 107th Street and 108th Streets West of Pflumm Stormwater Improvements Project ("Project") for maintenance.

**PROJECT BACKGROUND/DESCRIPTION:**

The stormwater system in this area consists of corrugated metal pipe. Routine inspections by City crews determined that many of the pipes are in very poor condition. Staff submitted the Project to Johnson County for consideration of funding under the Stormwater Management Program. The Project was selected for 2024 funding and included over 2,500 feet of pipe replacement or rehabilitation.

Staff performed a final inspection on June 2, 2025, and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this project shall go into force upon acceptance by the Governing Body on July 15, 2025, and will expire on July 15, 2027.

The contractor was Wiedenmann construction.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The Project was included in the 2025-2029 Capital Improvement Program (Project No. 90068). Project funding sources included stormwater general obligation bonds, stormwater cash, and Johnson County Stormwater Management Program funds.

City of Lenexa (Bonds/Cash)	\$594,368.80
Johnson County Stormwater Replacement Program	\$444,651.00
Total Construction Cost	\$1,039,019.80

**STAFF RECOMMENDATION:**

Accept for maintenance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

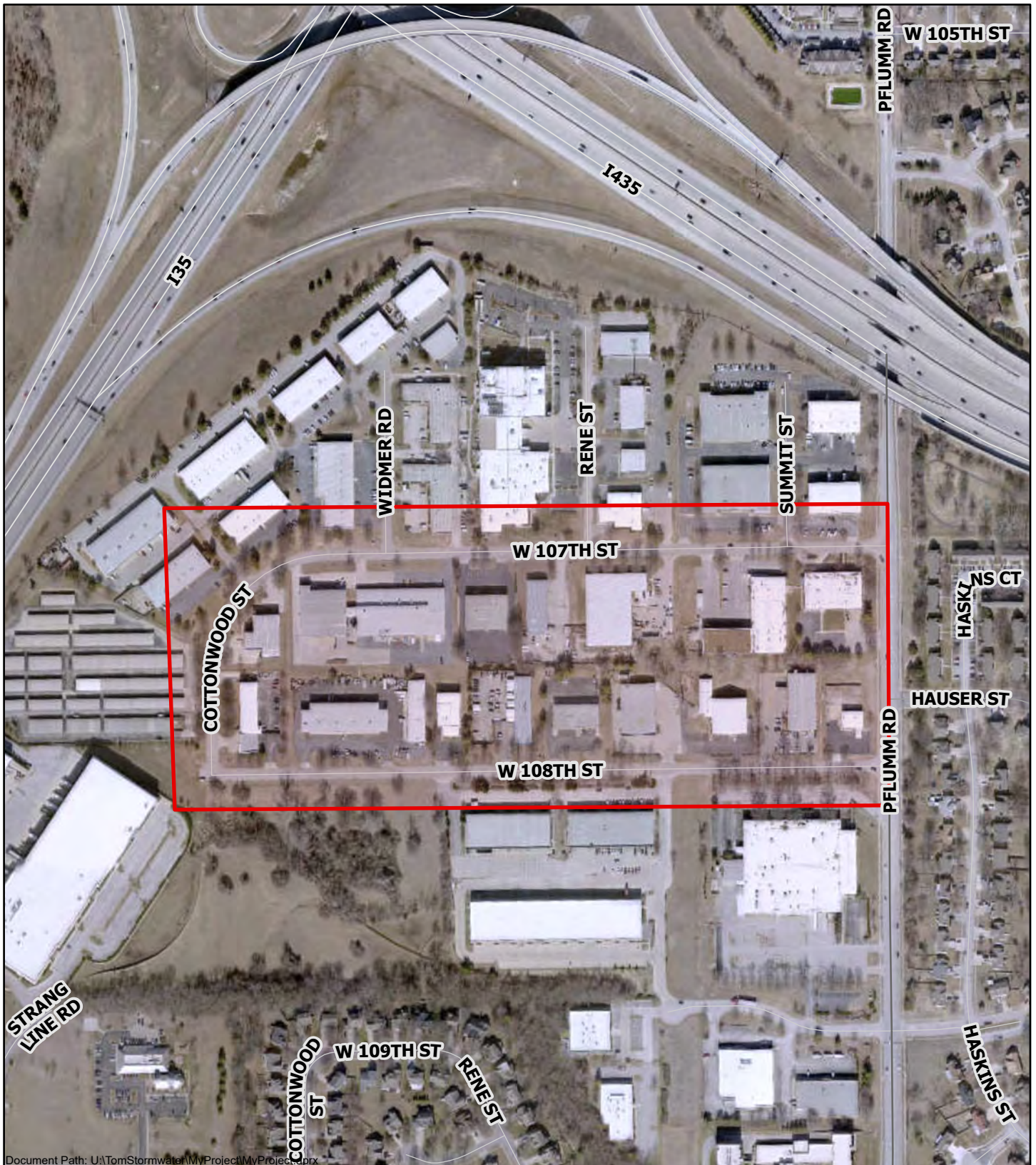
**Guiding Principles**

Sustainable Policies and Practices



## **ATTACHMENTS**

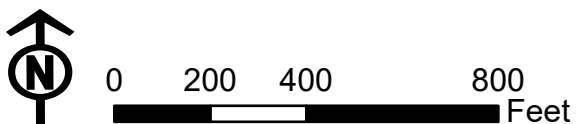
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Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## 107th & 108th Streets West of Pflumm Stormwater Improvements Project area





**CITY COUNCIL  
MEMORANDUM**

**ITEM 2**

**SUBJECT:** Approval of an agreement with INCO USA, LLC for the 2025 Sidewalk and Trail Repair Program

**CONTACT:** Nick Arena, Municipal Services Director

**DATE:** July 15, 2025

**ACTION NEEDED:**

Approve the agreement with INCO USA, LLC ("INCO") for the 2025 Sidewalk and Trail Repair Program ("Program").

**PROJECT BACKGROUND/DESCRIPTION:**

There are approximately 232 miles of sidewalk in the city. The Program consists of repairing approximately 12,628 linear feet of sidewalk in the Stoneridge East, Stoneridge West, Maple Falls, and Country Ridge neighborhoods and addressing sidewalk gaps totaling 1,020 linear feet of sidewalk along Lackman Road between 95th Street and 99th.

The work is anticipated to begin late summer and be completed in the fall of 2025.

Staff opened bids on July 9, 2025 with the following results:

Engineers Estimate	\$735,836.00
<b>INCO USA, LLC*</b>	<b>\$489,840.00</b>
Kansas Heavy Construction, LLC	\$696,071.40
CM Concrete Inc.	\$749,988.00
Phoenix Concrete, LLC	\$713,702.44
R&R Concrete	\$640,581.22
Sands Construction	\$634,644.00
McConnell & Associates	\$787,649.15
Kings Construction Co, Inc.	\$822,699.23
Celtic Concrete	\$619,120.00
Golconda Group, LLC	\$739,992.30

\*Low bidder

Staff reviewed the bids, have experience working with INCO during the 2024 Sidewalk and Trail Repair Program, and believe they are qualified to perform this work.



This agreement uses the City's standard form and is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The Program is funded in the 2025-2029 Capital Improvement Program (Project No. 60117) with an annual budget of \$350,000. This year's Program is also utilizing carryover funding from past years.

**STAFF RECOMMENDATION:**

Approve the agreement.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

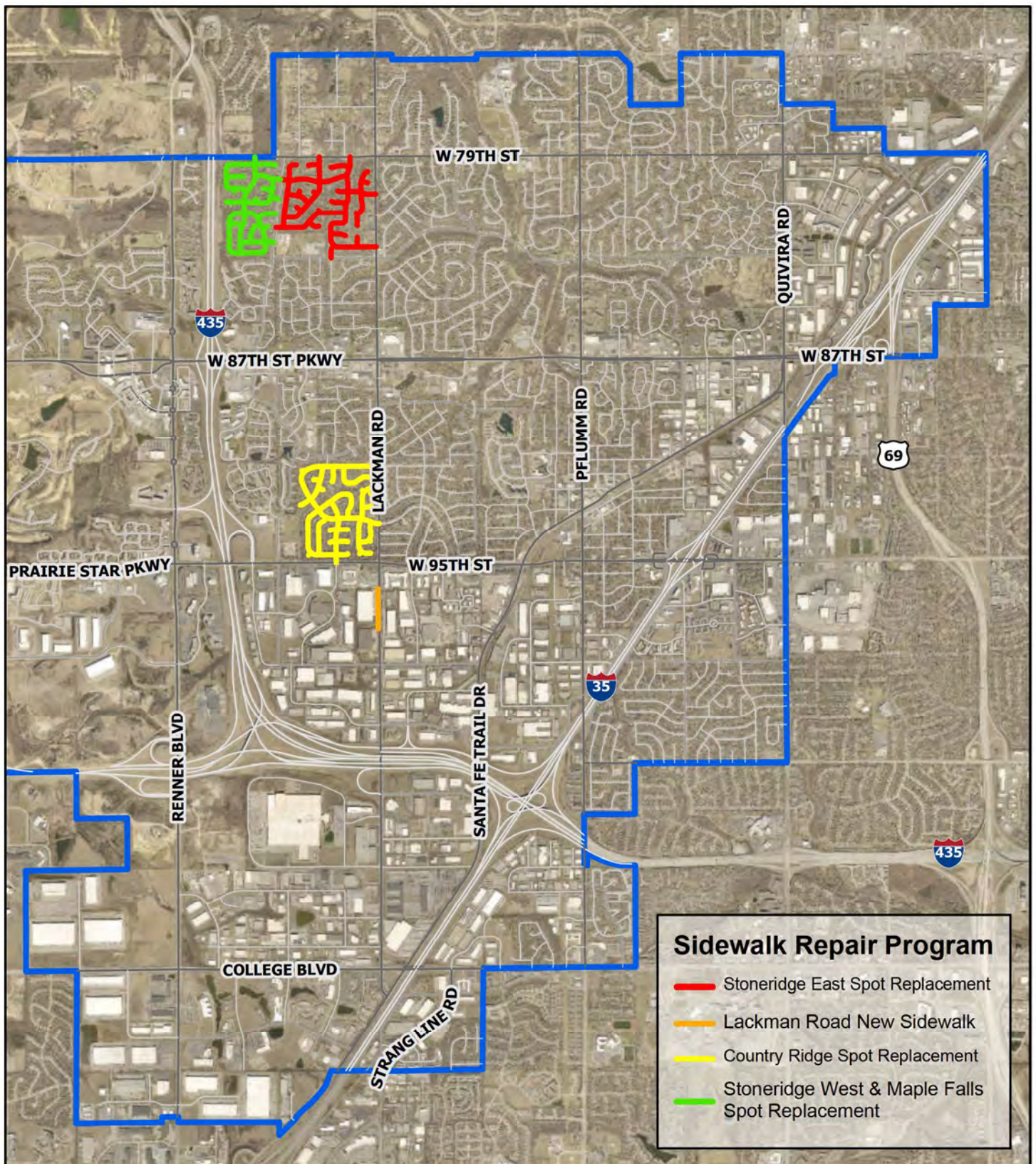
Integrated Infrastructure & Transportation

**Guiding Principles**

Strategic Community Investment

**ATTACHMENTS**

1. Map



Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## 2025 Sidewalk and Trail Repair Program



0 0.25 0.5 1  
Miles





**CITY COUNCIL  
MEMORANDUM**

**ITEM 3**

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**SUBJECT:** Resolution approving adjustments to the pay ranges contained in the fiscal year 2025 Pay Plan and authorizing the City Manager to implement the updated pay plan

**CONTACT:** Jim Bowers, Human Resources Director  
Kristin Crow, Human Resources Manager

**DATE:** July 15, 2025

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**ACTION NEEDED:**

Adopt a resolution approving adjustments to the pay ranges contained in the fiscal year (FY) 2025 Pay Plan and authorizing the City Manager to implement the updated pay plan.

**PROJECT BACKGROUND/DESCRIPTION:**

The City's pay plan is a key component in recruiting and retaining a quality workforce. During FY 2021, staff worked with Lockton Companies, Inc. ("Lockton") to conduct a comprehensive pay study and develop an updated pay plan. In accordance with Governing Body instructions to not fall behind on employee pay, we perform an abbreviated pay study annually to evaluate specific benchmark positions and all pay ranges to ensure they reflect the current job market and are fair and competitive. This effort revealed continued upward pressure in the labor market and the need to make appropriate adjustments.

Based on this study, Lockton and City staff reviewed the internal equity and market competitiveness of the City's pay plan. The following concepts were used to perform this review:

- Ensuring the pay plan is fair to all employees and maintains internal equity between jobs.
- Using comprehensive and relevant data to review the structure of the pay plan, staff gathered pay data from the same local peer organizations (including Central Jackson County Fire Protection District, Consolidated Fire District No. 2 -- Johnson County, Johnson County, and the cities of Lee's Summit, MO, and the cities of Lawrence, Leawood, Olathe, Overland Park, and Shawnee, KS) used for the 2021 pay plan to do this analysis.
- Structuring changes to the pay plan to remain within the budgetary resources allocated for pay in the FY 2025 Budget.

As a result of this review, staff recommends a 2.0% adjustment to all pay grades and targeted adjustments to certain benchmark positions. The resulting pay structure is attached. As a result, all full- and part-time benefited employees will receive an annual increase of 3.0%, effective August 1, 2025, and certain positions will receive market pay adjustments based upon the changes to the pay plan described above. In accordance with Section 1-4-C-1 of the City Code, Governing Body members will also receive a compensation increase of 3.0%, effective August 1, 2025.

Consistent with past practice, the City Manager, or a designee, will determine 2025 allowance payments



(i.e. car allowances and technology allowances, etc.) for eligible positions. Allowance rates are unchanged from 2024.

In the recommended 2026 budget, funding for a comprehensive pay study has been requested. In future years, staff will continue to review relevant pay data annually and recommend any required adjustments to the pay ranges and amounts for annual pay increases. These efforts will help ensure the City's pay plan remains competitive with local peer organizations. Any future pay adjustments are contingent upon Governing Body approval and available budgetary resources.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The approved FY 2025 budget included \$2.8 million for market pay adjustments and annual pay increases. The estimated cost of annual pay increases and the market pay adjustments described herein is \$2.35 million.

**STAFF RECOMMENDATION:**

Adopt the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Thriving Economy

**Guiding Principles**

Values-based Organizational Culture

**ATTACHMENTS**

1. Exhibit
2. Resolution

City of Lenexa, Kansas			
2025 Pay Plan			
<i>Grade</i>	<i>Minimum</i>	<i>Mid-Point</i>	<i>Maximum</i>
D	\$39,428	\$43,084	\$48,491
E	\$40,991	\$44,792	\$51,926
F	\$42,860	\$46,835	\$57,601
G	\$44,440	\$50,018	\$59,724
H	\$48,248	\$54,303	\$64,841
I	\$52,275	\$60,601	\$70,253
J	\$56,774	\$65,816	\$76,299
K	\$61,718	\$71,548	\$82,944
L	\$67,144	\$77,838	\$90,236
M	\$73,139	\$84,788	\$98,293
N	\$80,103	\$92,861	\$107,652
O	\$91,103	\$105,613	\$122,435
P	\$99,957	\$115,878	\$134,334
Q	\$110,302	\$127,871	\$148,237
R	\$118,334	\$137,181	\$159,031
Executive Pay Structure			
	<i>Minimum</i>	<i>Maximum</i>	
1	\$163,200	\$204,000	
2	\$183,600	\$244,800	
Sworn Fire Pay Grades			
<i>Classification</i>	<i>Minimum</i>	<i>Maximum</i>	
Firefighter	\$55,080	\$82,820	
Master Firefighter/Fire Medic	\$69,537	\$87,789	
Firefighter Paramedic	\$76,500	\$97,329	
Fire Lieutenant	\$79,560	\$100,784	
Fire Captain	\$86,700	\$109,829	
Battalion Chief	\$109,650	\$143,068	
Assistant Chief	\$117,300	\$153,050	
Deputy Chief	\$124,950	\$163,031	
Sworn Police Pay Grades			
<i>Classification</i>	<i>Minimum</i>	<i>Maximum</i>	
Police Officer	\$61,356	\$94,132	
Master Police Officer	\$79,049	\$101,853	
Corporal	\$86,500	\$105,944	
Sergeant	\$97,911	\$123,730	
Captain	\$114,612	\$144,835	
Major	\$136,123	\$155,601	
Deputy Chief	\$145,818	\$166,683	

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING AND AUTHORIZING THE FISCAL YEAR  
2025 ANNUAL PAY PLAN ADJUSTMENTS.**

WHEREAS, the City of Lenexa (the “City”) takes pride in its outstanding workforce and a comprehensive pay plan is a key component in recruiting and retaining a quality workforce; and

WHEREAS, for the fiscal year 2025 pay plan adjustments, City staff worked with Lockton Companies, Inc. to conduct a pay study and review the City’s existing pay plan, its internal equity, and its market competitiveness; and

WHEREAS, as a result, staff recommends adoption of the fiscal year 2025 pay plan, which includes the following (the “2025 Pay Plan”):

- a. The annual compensation increase will be 3.0% for all eligible employees effective on August 1, 2025;
- b. 2025 pay ranges are established per Exhibit A attached hereto and incorporated by reference. The 2025 pay range changes will be effective August 1, 2025;
- c. Market pay plan adjustment increases for eligible employees will be calculated by Human Resources staff working with Lockton Companies, Inc. and approved by the City Manager. Market pay plan adjustment increases will be effective August 1, 2025;
- d. Consistent with past practice, the City Manager or her designee will determine 2025 allowance payments (i.e., car allowances and technology allowances, etc.) for eligible positions;
- e. Governing Body members will receive a compensation increase of 3.0% effective on August 1, 2025; and

NOW, THEREFORE, be it resolved by the Governing Body of the City of Lenexa, Kansas that:

SECTION ONE: The proposed 2025 Pay Plan as listed above and shown in Exhibit A is hereby approved and the City Manager is authorized to implement the 2025 Pay Plan.

SECTION TWO: This resolution shall become effective immediately upon adoption.



ADOPTED by the Lenexa City Council this 15<sup>th</sup> day of July, 2025.

SIGNED by the Mayor this 15<sup>th</sup> day of July, 2025.

CITY OF LENEXA, KANSAS

By: \_\_\_\_\_  
Julie Sayers, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sean McLaughlin, City Attorney



**CITY COUNCIL  
MEMORANDUM**

**ITEM 4**

**SUBJECT:** Consideration of a preliminary plan/plat for an industrial development known as STAG Westlake located at 14050 Marshall Drive in the BP-2, Planned Manufacturing District

**CONTACT:** Stephanie Sullivan, Planning Manager

**DATE:** July 15, 2025

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**ACTION NEEDED:**

Approve a preliminary plan/plat for an industrial development known as STAG Westlake located at 14050 Marshall Drive in the BP-2, Planned Manufacturing District.

**APPLICANT:**

Noah Verbraken, ARCO National Construction

**OWNER:**

STAG Lenexa LLC

**PROPERTY ADDRESS:**

14050 Marshall Drive

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant is requesting approval of a preliminary plan and plat for the development of two industrial buildings at 14050 Marshall Drive, within the BP-2, Planned Manufacturing District. The proposed development includes two identical 186,300-square-foot buildings, to be constructed in two phases. These buildings are intended for warehouse and office tenants. The site layout includes associated parking areas, a central drive to facilitate internal circulation, and rear loading docks on both buildings.

The existing 10,206 square foot office building in the middle of the site will be demolished as part of phase one. The existing 269,389 square foot warehouse building on the east side of the site will remain in use by the current tenant, Westlake, until they relocate. Following the tenant's departure, the existing building will be released or demolished to allow for construction of the second new building.

**STAFF RECOMMENDATION:**

Approve the preliminary plan/plat.

**PLANNING COMMISSION ACTION:**

This item was discussed as Regular Agenda Item 3 at the June 30, 2025 Planning Commission Meeting.

The Commission requested clarification on who would occupy the buildings as tenants. The applicant noted that the existing Westlake lease runs through January 2026, and they are not entirely sure what the tenant's long-term plans are. However, phase two of the development will move forward once Westlake vacates the space. The Phase 1 building on the west side of the site is being constructed as a speculative building and there are no tenants committed at this time. The Commission remarked that the application was fairly straightforward, noting that the buildings were architecturally appealing and would be a positive

addition to the area.

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for STAG Westlake at 14050 Marshall Drive, for a warehousing and office development.

Moved by Commissioner Katterhenry, seconded by Commissioner Horine, and carried by a unanimous voice vote.

#### **VISION / GUIDING PRINCIPLES ALIGNMENT:**

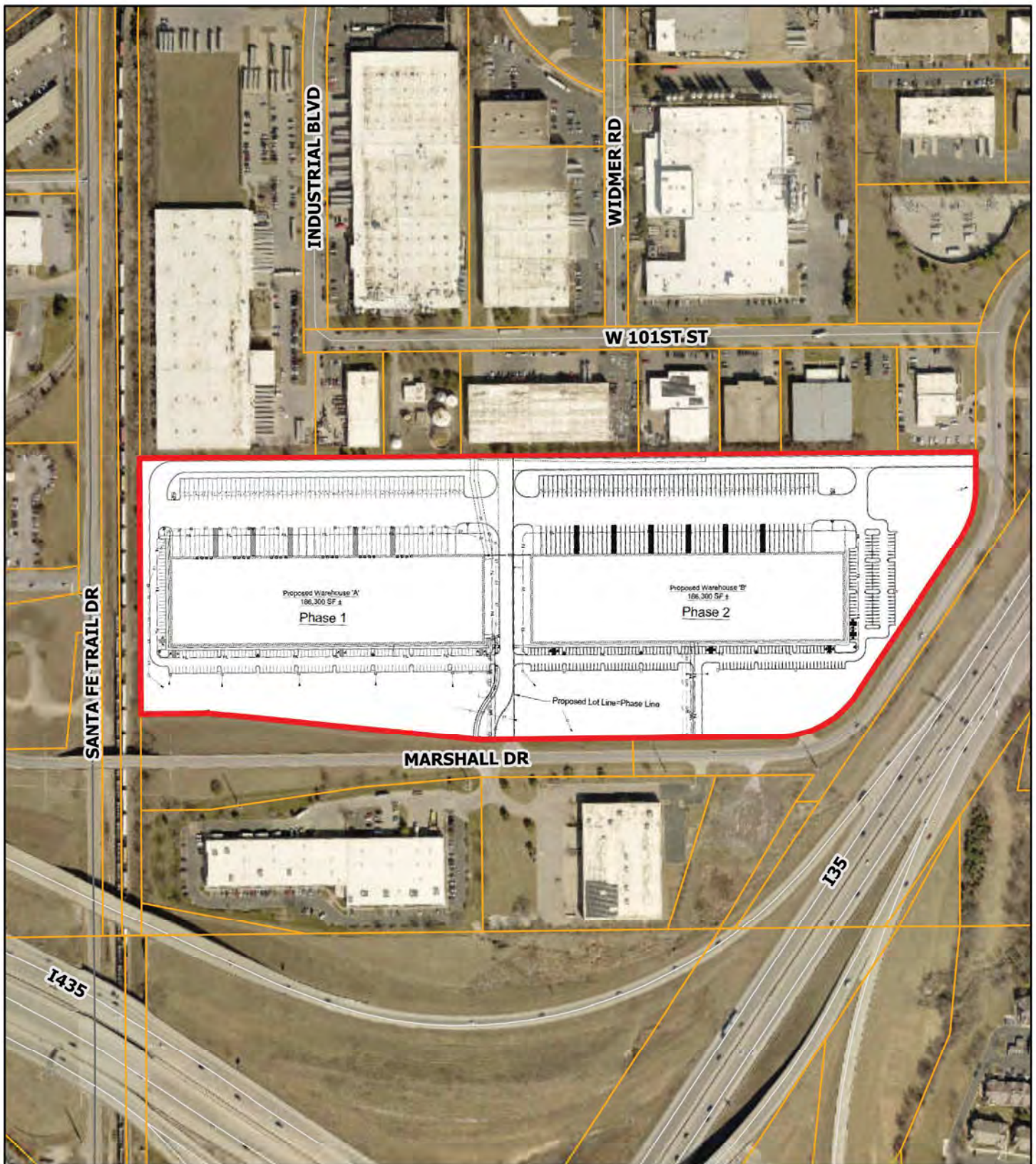
**Vision 2040**  
Thriving Economy

**Guiding Principles**  
Responsible Economic Development

#### **ATTACHMENTS**

1. Map
2. PC Staff Report & Exhibits
3. PC Draft Minutes Excerpt

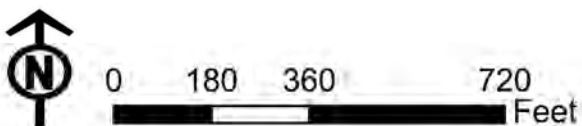




Document Path: L:\Staff Folders\Current Staff\Jessica Lemanski\GIS Projects\Jess City Council Packet Template.aprx

Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

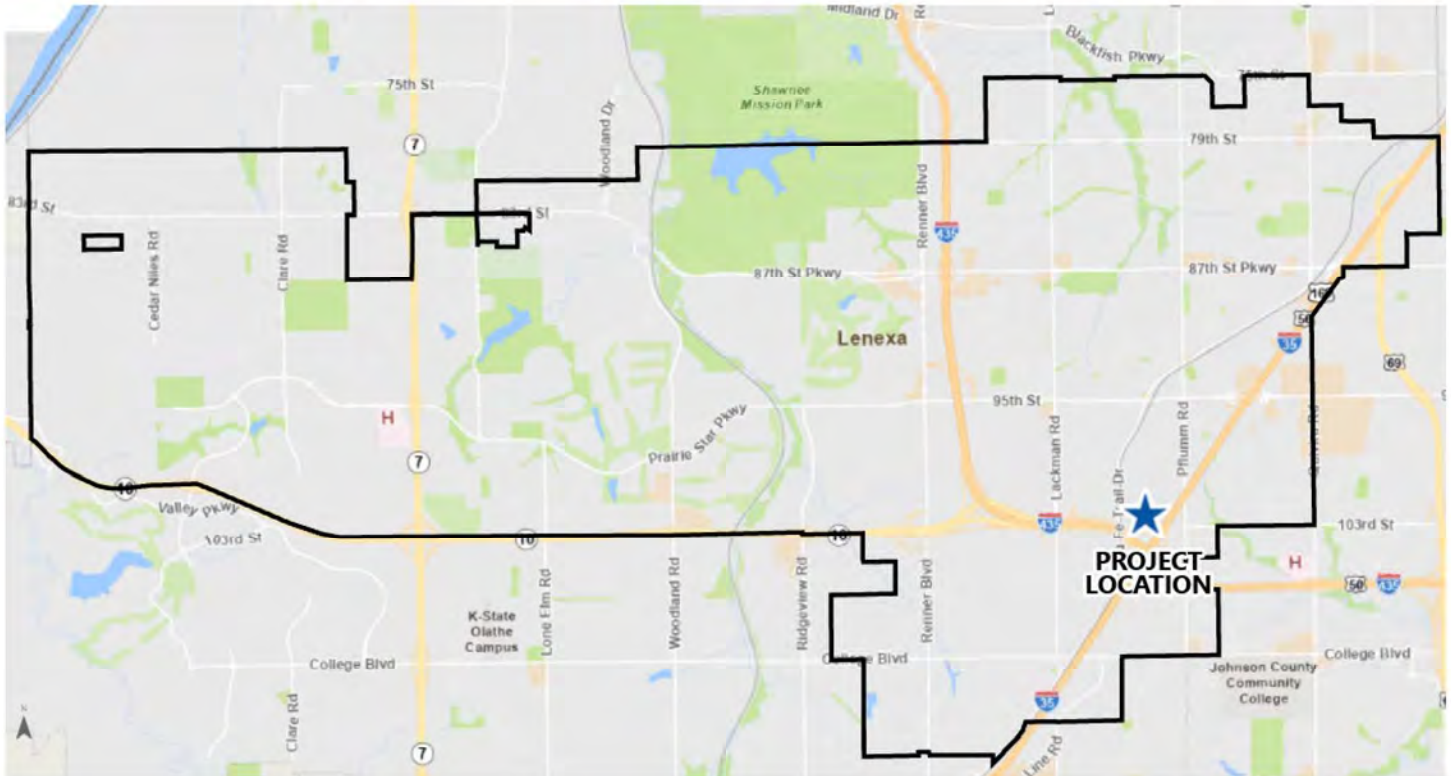
## STAG Westlake Preliminary Plan/Plat





## STAG WESTLAKE

<b>Project #:</b>	PL25-10P	<b>Location:</b>	14050 Marshall Drive
<b>Applicant:</b>	Noah Verbraken, ARCO1	<b>Project Type:</b>	Preliminary Plan/Plat
<b>Staff Planner:</b>	Jessica Lemanski	<b>Proposed Use:</b>	BP-2, Planned Manufacturing District



### PROJECT SUMMARY

The applicant proposes to construct two 186,300 SF industrial buildings at 14050 Marshall Drive in two phases. The buildings will include warehousing and office uses with associated parking and a central drive to allow circulation throughout the site. The applicant intends to continue utilizing the existing 269,389 SF warehousing building on the east side of the site until the tenant, Westlake, relocates, at which time that building may be razed and a second new building constructed on the property. The applicant requests approval of a preliminary plan/plat for the development.

**STAFF RECOMMENDATION: APPROVAL**



## SITE INFORMATION

The subject property is located east of Santa Fe Trail Drive between W. 101<sup>st</sup> Street and Marshall Drive. The I-35 and I-435 interchanges are located approximately 0.15 miles south of the site. The site has been developed as a warehousing and distribution use since 1967 and is located in an area of Lenexa that largely consists of industrial and office uses. The Burlington Northern Santa Fe railroad is located directly west of the site and next to Santa Fe Trail Drive.

The site is currently developed with a 269,389 SF warehousing and distribution building, loading docks and associated parking are located on the east side, and a 10,206 SF office building and associated parking are located in the middle of the site. The west side of the site is undeveloped with a large grass field. There are two vacant holding tanks and an associated maintenance building on the north side of the site. Currently, a property line bisects the larger warehousing building.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
32.73	372,600	BP-2	Business Park

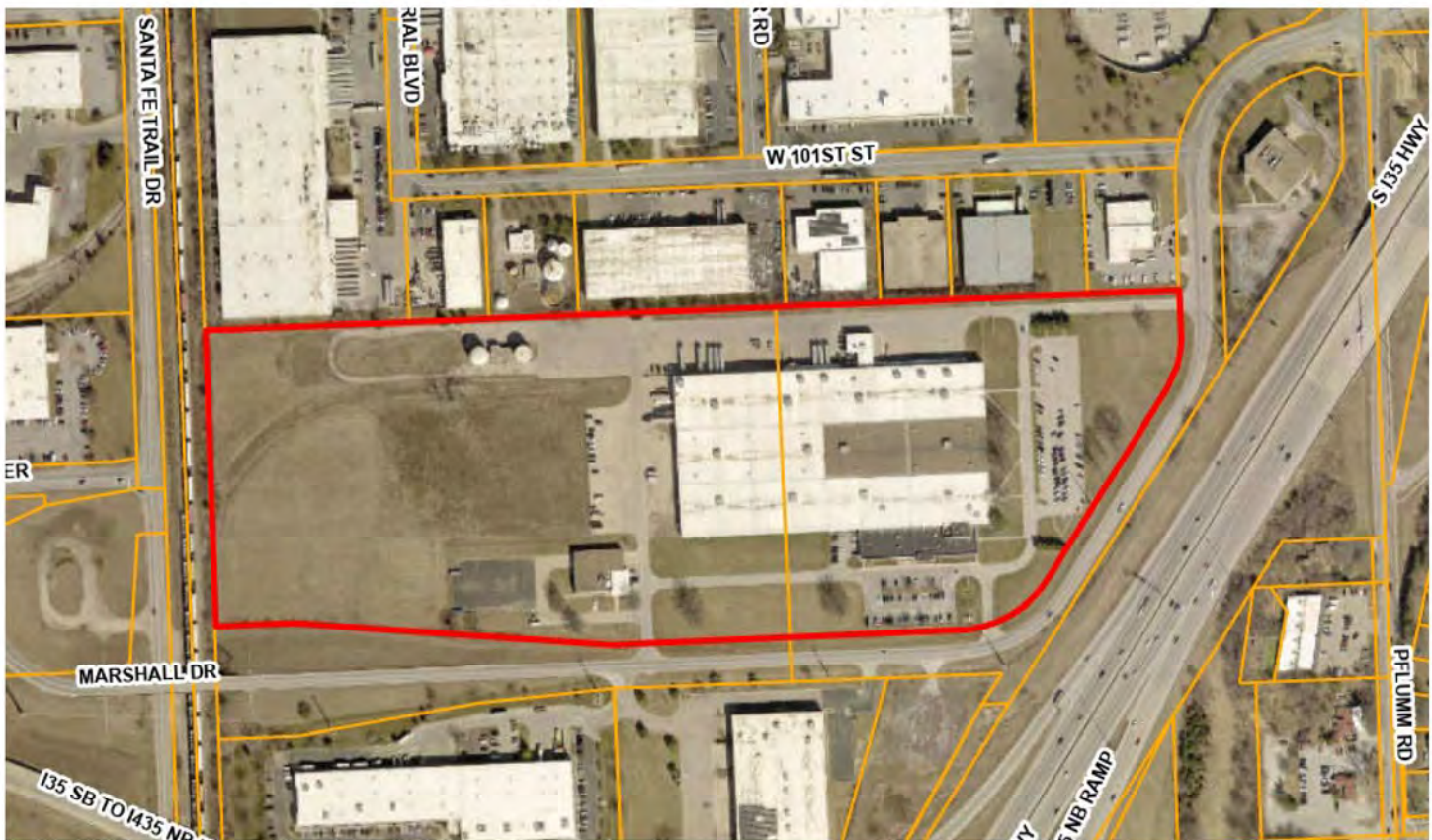


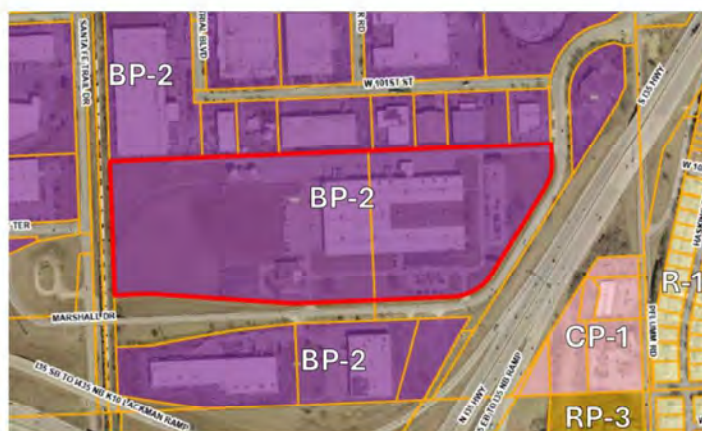
Exhibit 1: Aerial Image of Subject Site



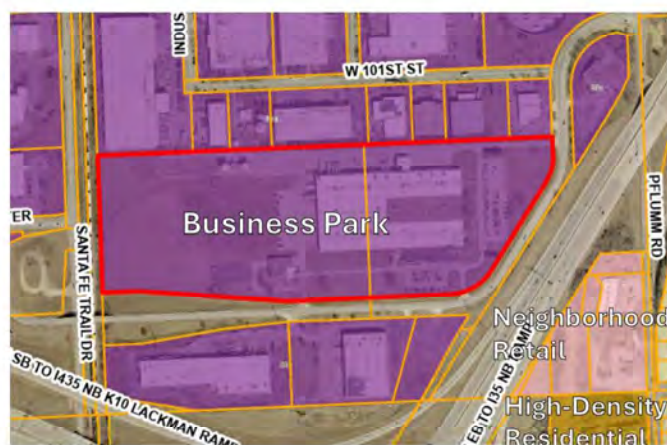
## LAND USE REVIEW

The site is zoned BP-2, Planned Manufacturing District. The property is situated to the west of I-35, just north of its intersection with I-435. The surrounding properties are zoned BP-2, Planned Manufacturing District, and are designated as Business Park in the Future Land Use Map. Surrounding uses include warehousing and office spaces, manufacturing, and a wastewater treatment and disposal facility serving a manufacturing operation to its north.

**Zoning Map**



**Future Land Use Map**



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Designation	Zoning	Current Use
<b>Subject Property</b>	Business Park	BP-2, Planned Manufacturing District	Warehousing and Office
<b>North</b>	Business Park	BP-2, Planned Manufacturing District	Warehousing and office, Waste Disposal, Manufacturing
<b>South</b>	Business Park	BP-2, Planned Manufacturing District	Warehousing and Office
<b>East</b>	N/A	N/A	I-35
<b>West</b>	Business Park	BP-2, Planned Manufacturing District	Commercial Printing, Warehousing and Office

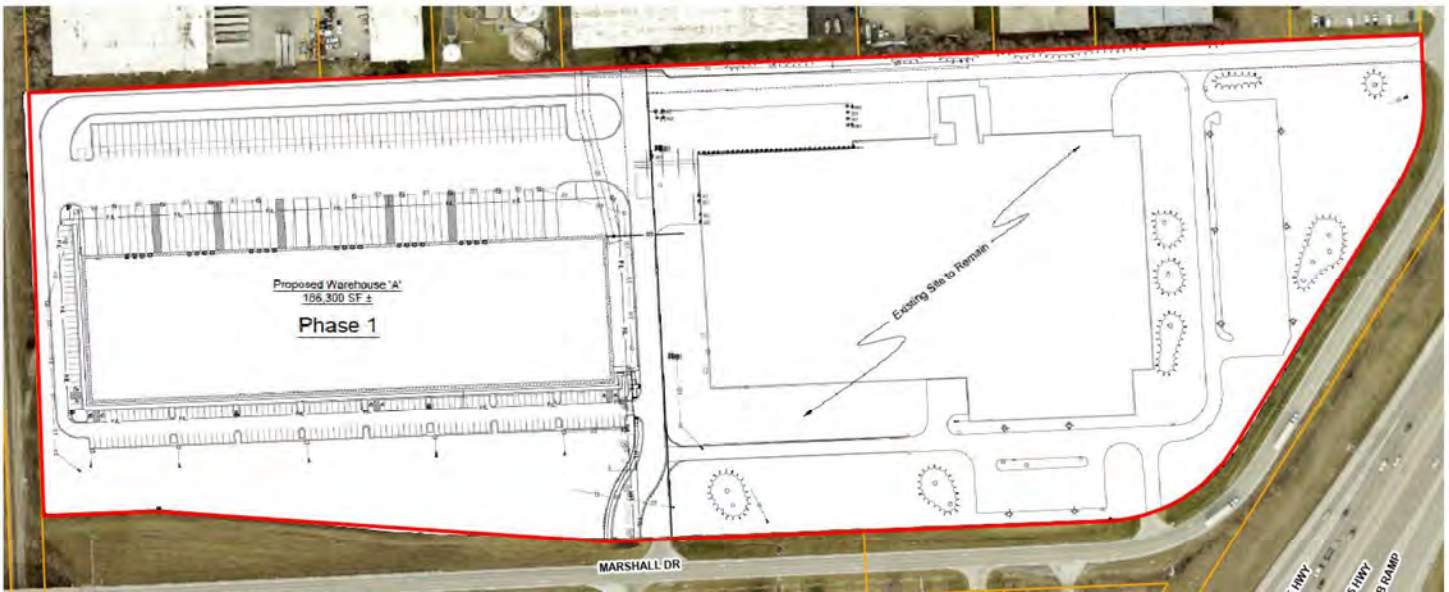
The proposed use is a mix of warehousing, office, and supporting showrooms with limited retail sales. Warehousing and office uses are permitted in the BP-2 District, as well as limited retail services intended to serve the business, employees, and visitors to industrial areas and business parking. All proposed uses are compatible with the surrounding zoning designations, land uses, and future land use designations.



## PRELIMINARY PLAN REVIEW

The subject site currently consists of two separate 20.36- and 12.37-acre parcels, totaling 32.73 acres. The site is currently developed with a larger warehousing building and a separate office building. The site is located less than a half mile from the intersection of I-35 and I-435 and is surrounded by industrial uses. The preliminary plan also serves as the preliminary plat.

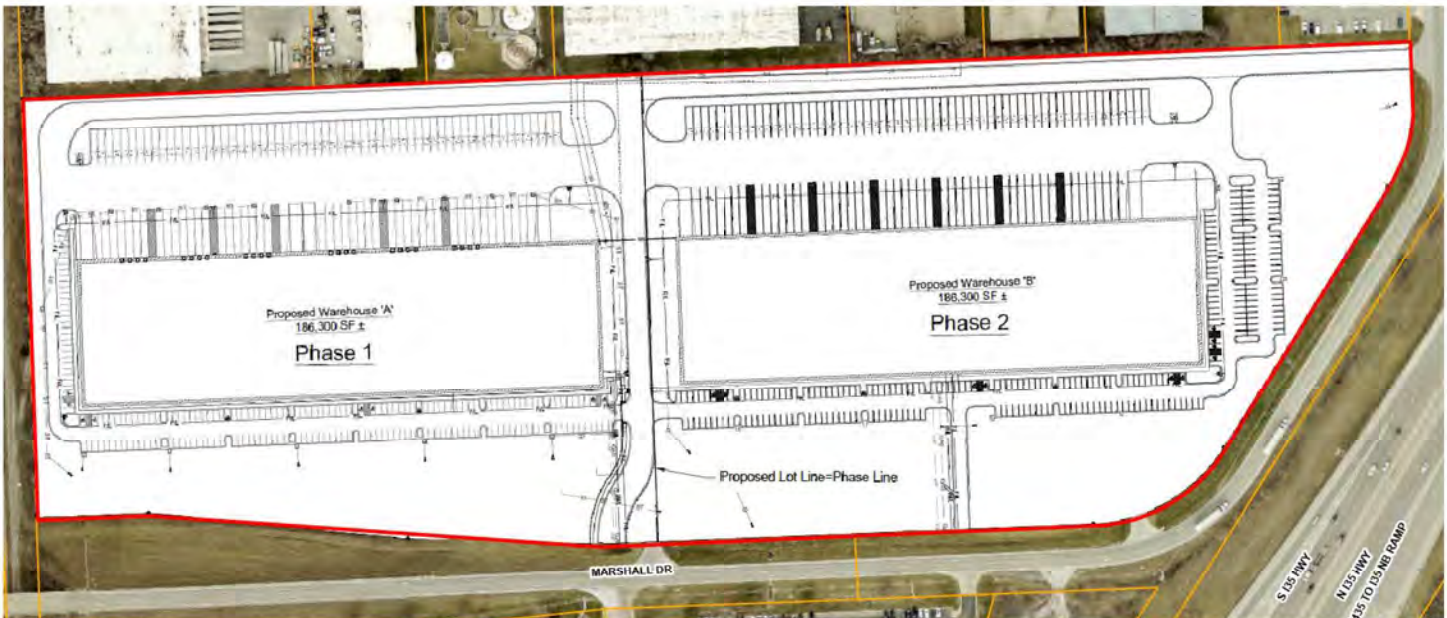
The applicant is proposing two 186,300 SF buildings and associated parking areas to be constructed in two phases on the site. The property will be platted to move the lot line from bisecting the existing building to a location that runs along the central drive of the site. The new lot line will also serve as the separation of phases for the project. A central drive aisle will run between the two buildings and include an access easement to ensure free movement of vehicles for both sites. Loading docks for larger trucks will be located at the rear of both buildings with screening walls on the east and west sides to reduce the visibility of the loading area from surrounding roads and properties. There will be employee and visitor parking at the front and sides of the site, and drive aisles will allow the movement of vehicles around both buildings.



**Exhibit 2: Phase 1 Preliminary Site Plan**

Lot 1, on the west side of the site, will be developed first and includes a large warehousing building with associated loading docks at the rear of the site. Parking will be provided on the north, west, and south side of the building. The existing office building on this side of the site will be demolished. The central drive between the two buildings will be constructed entirely on Lot 1 and an access easement is proposed on the plat to allow free movement throughout the entirety of the site from all access points.





**Exhibit 3: Phase 2 Preliminary Site Plan**

The applicant intends to leave the existing Westlake warehousing building on Lot 2 of the development until the tenant is ready to relocate. Phase 2 will mirror the building and loading dock configuration of Phase 1, but there will be additional parking on the east side of the site between the building and Marshall Drive. There are two additional driveways to Marshall Drive on the southeast and northeast sides of the site; the driveway on the southeast side of the site will be relocated to align with the adjacent property's driveway, and the driveway on the northeast side of the site will remain.

### **DIMENSIONAL STANDARDS**

The buildings for both Phases 1 and 2 meet all setback requirements for the BP-2 Zoning District. The Table 2 shows the required and proposed setbacks for both Phase 1 and 2.

<b>TABLE 2: SETBACK ANALYSIS</b>			
<b>Setbacks</b>	<b>Required Minimum Setback</b>	<b>Proposed Setback</b>	<b>Difference</b>
<b>North</b>	30'	256.8' – 258.7'	+ 226.8' – 228.7
<b>South</b>	50'	167.9' – 242.2'	+ 117.9' – 192.2'
<b>East</b>	50'	98' – 227.1'	+ 48' – 177.1'
<b>West</b>	30'	77.9'	+ 47.9'

The parking area to the east of the Phase 2 building is 13.8' from the property line, which meets the required 10' setback required by UDC Section 4-1-D-1-O-4-g.



Both buildings proposed for the site will be 42'6" tall and constructed of painted tilt-up concrete walls. The code has a maximum height of 45' in the BP-2 District. Storefront entrances will be located on the south-facing façade on the corners and the middle of the building with alternative entrance doors between the three entrances on each building. The rear of the building, on the north side, includes 24 dock doors for material delivery and shipping and 4 drive-in doors at the middle and ends of the building. Wing walls will be provided on the east and west sides of both buildings to screen neighboring properties and streets from the loading area.

## PUBLIC IMPROVEMENTS

There are no public improvements proposed with this project.

## ACCESS, TRAFFIC, AND PARKING

The primary access driveway for the site will be off Marshall Drive on the south end of the property through a central driveway in Phase 1. An access easement will be provided in order to allow for the circulation of vehicles throughout the entirety of the site from all access points. There are two secondary access points off Marshall Drive on the southeast side of the property and the northeast side, both of which are part of Phase 2. The northern drive aisle traverses north of the loading and truck parking area to allow better traffic flow in the case of loading/unloading vehicles. Both southern driveways will be realigned to be across from existing driveways across Marshall Drive. Vehicles will be able to circulate around both Lot 1 and Lot 2 through drive aisles. There are sidewalks along the south frontage of the buildings to allow pedestrians to access the building from the parking areas on the west, south, and east side of the site.

Per UDC Section 4-1-D-1-C, a wholesale and warehousing use is required to provide 1 parking space per 1,500 SF and the office use is required to provide 1 space per 250 SF. Parking provided for Phases 1 and 2 are provided in Table 3 and Table 4. The Phase 1 new building will exceed the code requirement for the number of spaces it is required to provide by 10 spaces. The existing warehousing building provides 58 fewer parking spaces than is required by the UDC and is considered nonconforming per UDC Section 4-1-J-7. The applicant noted that the number of parking spaces serving the existing building has not presented any operational issues. The Phase 2 new building will meet the code requirement for the number of spaces required by the UDC. At total build out, the site will exceed the required parking by 65 spaces.

TABLE 3: PARKING ANALYSIS PHASE 1					
Building 1 (New)	Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
186,300 SF	Wholesale and Warehousing	1 space per 1,500 SF	112	197	+ 10
	Office	1 space per 250 SF	75		
Building 2 (Existing)	Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
268,062 SF	Wholesale and Warehousing	1 space per 1,500 SF	167	179	- 58
	Office	1 space per 250 SF	70		
Total Phase 1	Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
454,362 SF	Wholesale and Warehousing	1 space per 1,500 SF	424	376	-48
	Office	1 space per 250 SF			



**TABLE 4: PARKING ANALYSIS PHASE 2**

Building 1 (New)	Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
186,300 SF	Wholesale and Warehousing	1 space per 1,500 SF	112	197	+10
	Office	1 space per 250 SF	75		
Building 2 (New)	Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
186,300 SF	Wholesale and Warehousing	1 space per 1,500 SF	112	242	+55
	Office	1 space per 250 SF	75		
Total Phase 2	Land Use	Parking Formula	Required Parking	Proposed Parking	Difference
372,600 SF	Wholesale and Warehousing	1 space per 1,500 SF	374	439	+65
	Office	1 space per 250 SF			

## STORMWATER

The applicant has submitted a stormwater management plan demonstrating the intent of meeting the City's stormwater standards and requirements. This will be completed in phases (similar to the overall site/building phases), with facilities for the new western building being constructed with that building/phase, and future stormwater improvements being completed when the existing building is removed and replaced with the Phase 2 building.

The applicant is proposing meeting their requirements through the use of native vegetation, native vegetation swales, two extended dry detention basins, a bio-retention basin, and inlet filters. Due to existing private off-site infrastructure to the south, 100-year detention will be provided on this site in addition to the typical 1-year and 10-year components.

## FIRE PREVENTION

The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward. A more detailed fire code review will be conducted based on the adopted codes at the time of the building permit documentation submittal.

## LIGHTING

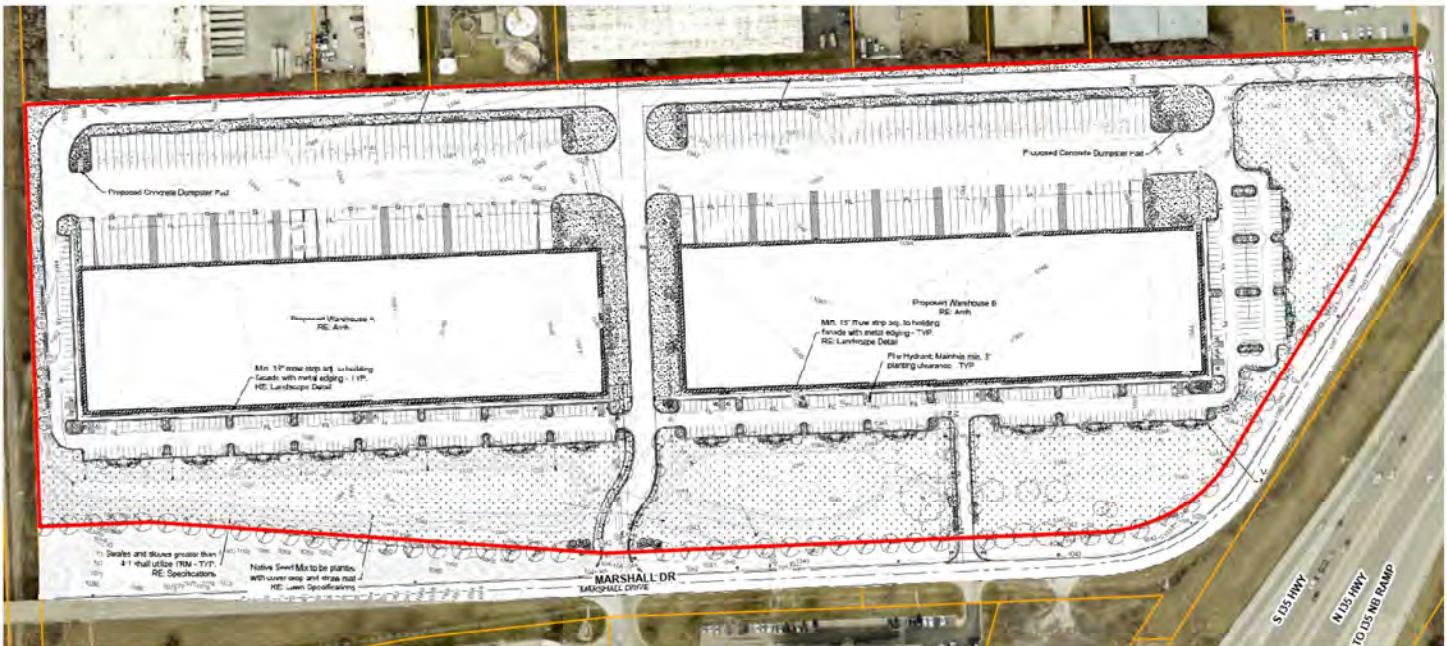
The site utilizes light pole fixtures in the parking and pedestrian areas and wall mounted fixtures on the buildings to adequately illuminate the area. Details regarding site lighting are not required with a preliminary plan; however, the applicant did provide the Phase 1 photometric plan that is compliant with UDC Section 4-1-C-4-I.

## LANDSCAPING

The site will utilize portions of existing landscaping and grass, but new landscaping will also be planted. Ornamental trees will be planted along the front and side lawn of the site adjacent to Marshall Drive. Shrubs and evergreen trees will be planted along the central drive and through the front and side parking areas. The trash and loading dock area will be screened by a wing wall on the east and west sides.



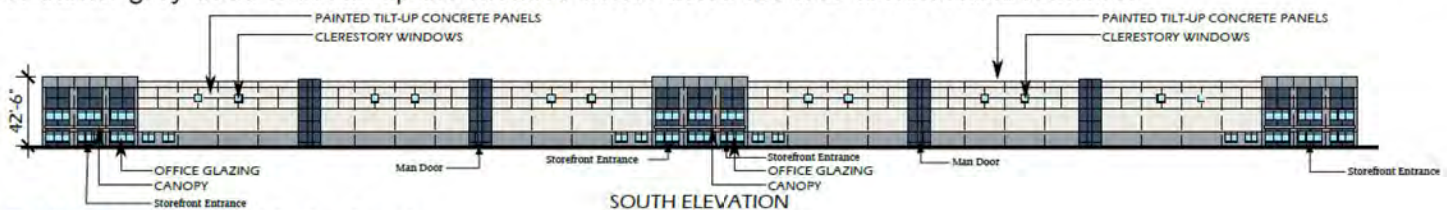
A full landscape plan with plant details will be provided with the final plan.



**Exhibit 4: Preliminary Landscape Plan**

## ARCHITECTURE

The preliminary plan proposes two identical 186,300 SF buildings made of concrete tilt-up walls. The buildings are rectangular in shape and are painted three shades of grey to create a cohesive color scheme, with columns of darker grey used to break up the facades where there are less architectural features.

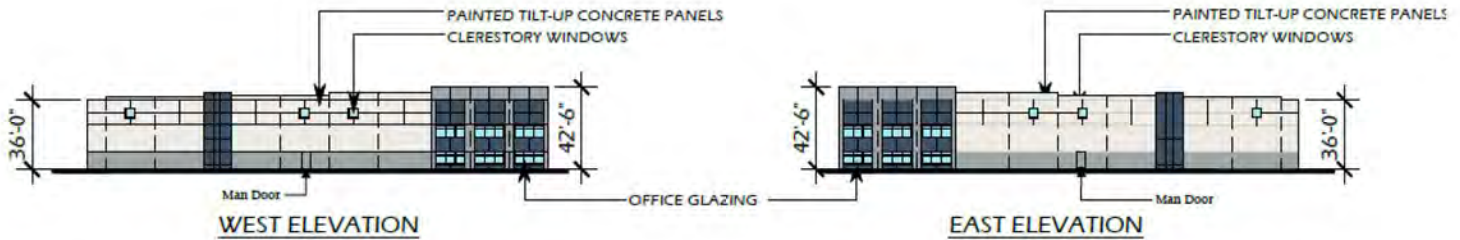


**Exhibit 5: South (front) facing facade**



**Exhibit 6: North (rear) facing facade**





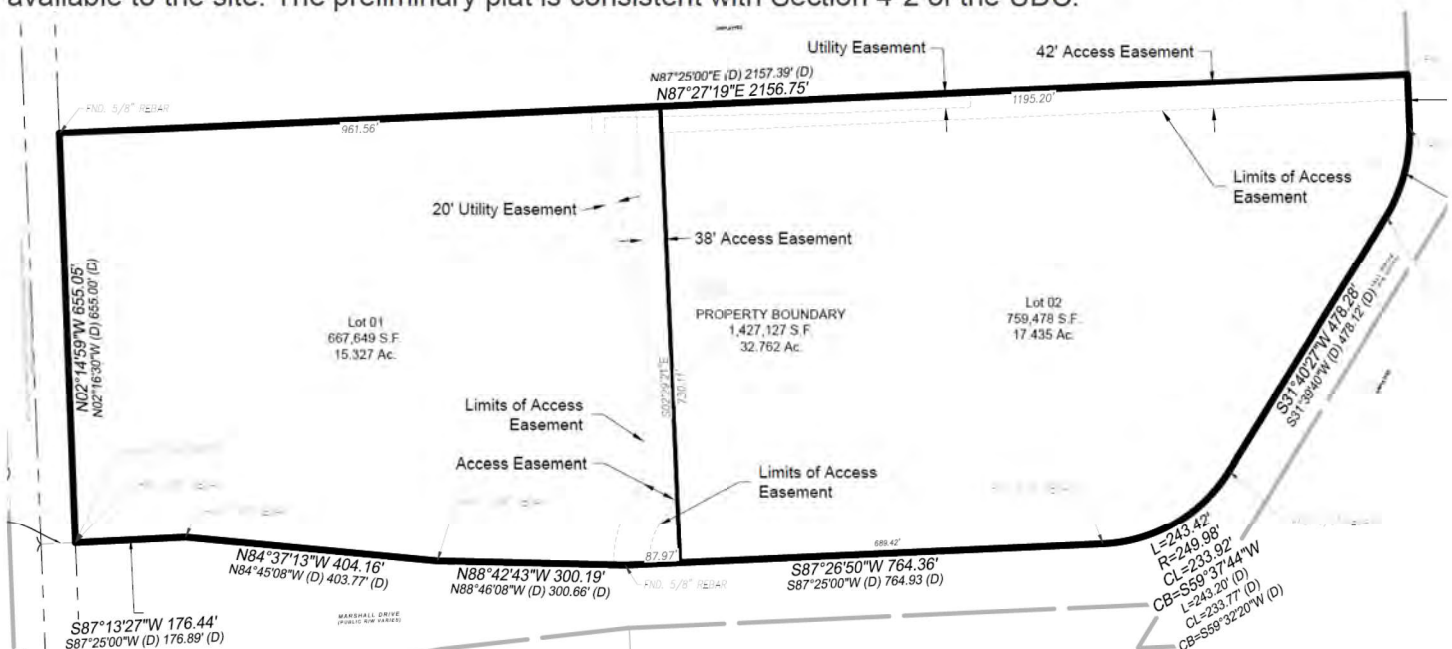
**Exhibit 7: West and East (side) facing facades**

Storefront entrances will be located on the south-facing façade on the corners and the middle of the building and will incorporate office glazing, windows, and canopy to pull focus to those more detailed areas of the building. Alternative entrance doors will be located between the three entrances on each building. The rear of the building, on the north side, includes 24 dock doors for material delivery and shipping, and 4 drive-in doors at the middle and ends of the building. Wing walls are used on the east and west sides of the buildings to screen the loading area from neighboring properties and streets, and the trash receptacles will be within this screened area as well.

## PRELIMINARY PLAT REVIEW

Approval of a preliminary plat is requested with the preliminary plan for the site to move the lot line that runs through the current Westlake building on the site and create two platted lots. The property is not currently platted. The plat will include two lots and is consistent with the phasing proposed for the preliminary plan, with Lot 1 being developed first with a new driveway and central access road to serve both lots.

Lot 1 will consist of 657,971 SF (15.105 acres), and Lot 2 will consist of 769,156 SF (17.657 acres). Both lots will have access via a shared drive from Marshall Drive. An access easement is proposed along the shared drive between the two buildings leading to the southern and northeastern access points to allow free movement of vehicles throughout the site. A 20' utility easement is also proposed at the north end of the site adjacent to the shared drive. An additional utility easement is proposed to run along the north property line. Utilities are already available to the site. The preliminary plat is consistent with Section 4-2 of the UDC.



**Exhibit 8: STAG Westlake Preliminary Plat**

## DEVIATIONS

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The applicant is not requesting any deviations from the Unified Development Code (UDC).

## NEXT STEPS

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- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on July 15, 2025.
- The applicant must submit a final plan/final plat application prior to applying for permit(s).
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant must obtain a Certificate of Occupancy before opening for business.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

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★ **Staff recommends approval of the proposed Preliminary Plan/Plat for STAG Westlake.**

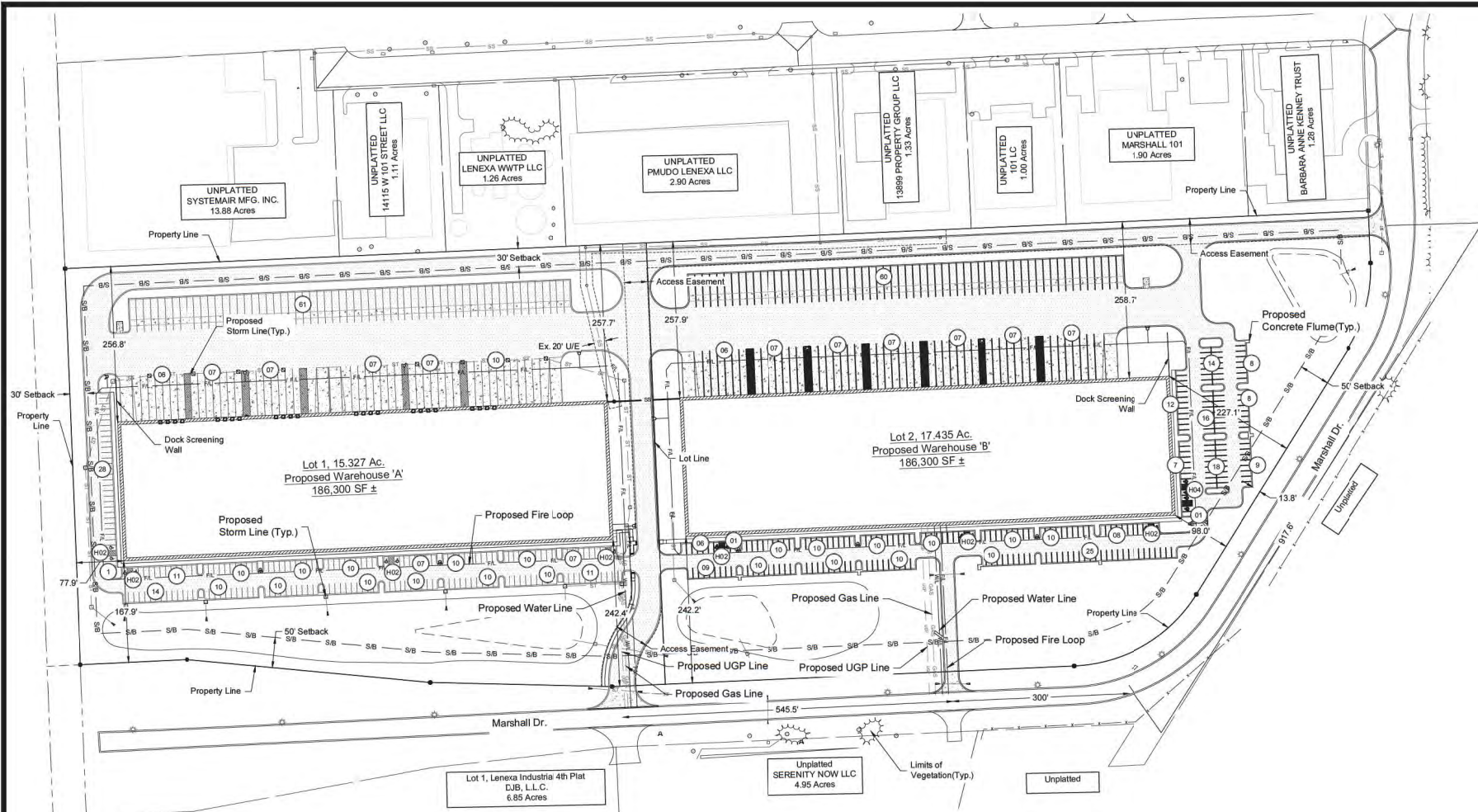
- The preliminary plat will eliminate the existing Westlake building's encroachment onto a central lot line, and the preliminary plan includes the construction of two warehousing and office buildings in the BP-2, Planned Manufacturing Zoning District.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create a *Thriving Economy*.

## PRELIMINARY PLAN/PLAT

Staff recommends **approval** of the preliminary plan/plat for Project PL25-10P – **STAG Westlake** at 14050 Marshall Drive, for a warehousing and office development.



1/16/2025 9:10 AM  
 2025-01-16 09:10:10  
 2025-01-16 09:10:10  
 2025-01-16 09:10:10



#### Paving Schedule

Portland Concrete Pavement



Heavy Duty Asphaltic Concrete



Light Duty Asphaltic Concrete



#### Legend

Automotive Parking



ADA Parking



#### Site Development Data Panel

Site Area in Acres: 32.76  
 Density-Units per Acre: 0.26  
 Lot 1: 15.327 Ac.  
 Lot 2: 17.435 Ac.

#### Building Data:

Bldg. 1: 186,300 sqft  
 Bldg. 2: 186,300 sqft

Total Building Square Footage: 372,600 sqft

Parking Calculations by Use:	Parking Ratios	Square Footage	Code Required	Provided
Phase 1				
Office, retail, showroom	1/250 SF	18,630 SF	75	376
Warehousing/Mechanical	1/1500 SF	167,670 SF	112	376
Phase 2				
Office, retail, showroom	1/250 SF	18,630 SF	75	439
Warehousing/Mechanical	1/1500 SF	167,670 SF	112	439
(Note: See Architectural Plans for square footage breakout)			374	439

#### Parking Provided:

Phase 1  
 Employee Parking: 197 Stalls - 9' x 18' (8 ADA Stalls)  
 Trailer Parking: 61 Stalls - 12' x 55'  
 Truck Docks: 24 Stalls - 12' x 75'  
 Knock Outs: 20 Stalls - 12' x 75'  
 Existing Parking: 179 Stalls (Existing East Building)  
 Total Employee Parking: 376 Stalls

Phase 2  
 Employee Parking: 242 Stalls - 9' x 18' (10 ADA Stalls)  
 Trailer Parking: 60 Stalls - 12' x 55'  
 Truck Docks: 48 Stalls - 12' x 75'  
 Existing Parking: 197 Stalls (Phase 1)  
 Total Employee Parking: 439 Stalls (18 ADA Stalls)



Preliminary Development Plan

25-0132  
 Stag Lenexa LLC  
 Lenexa, Johnson County, KS

General Layout

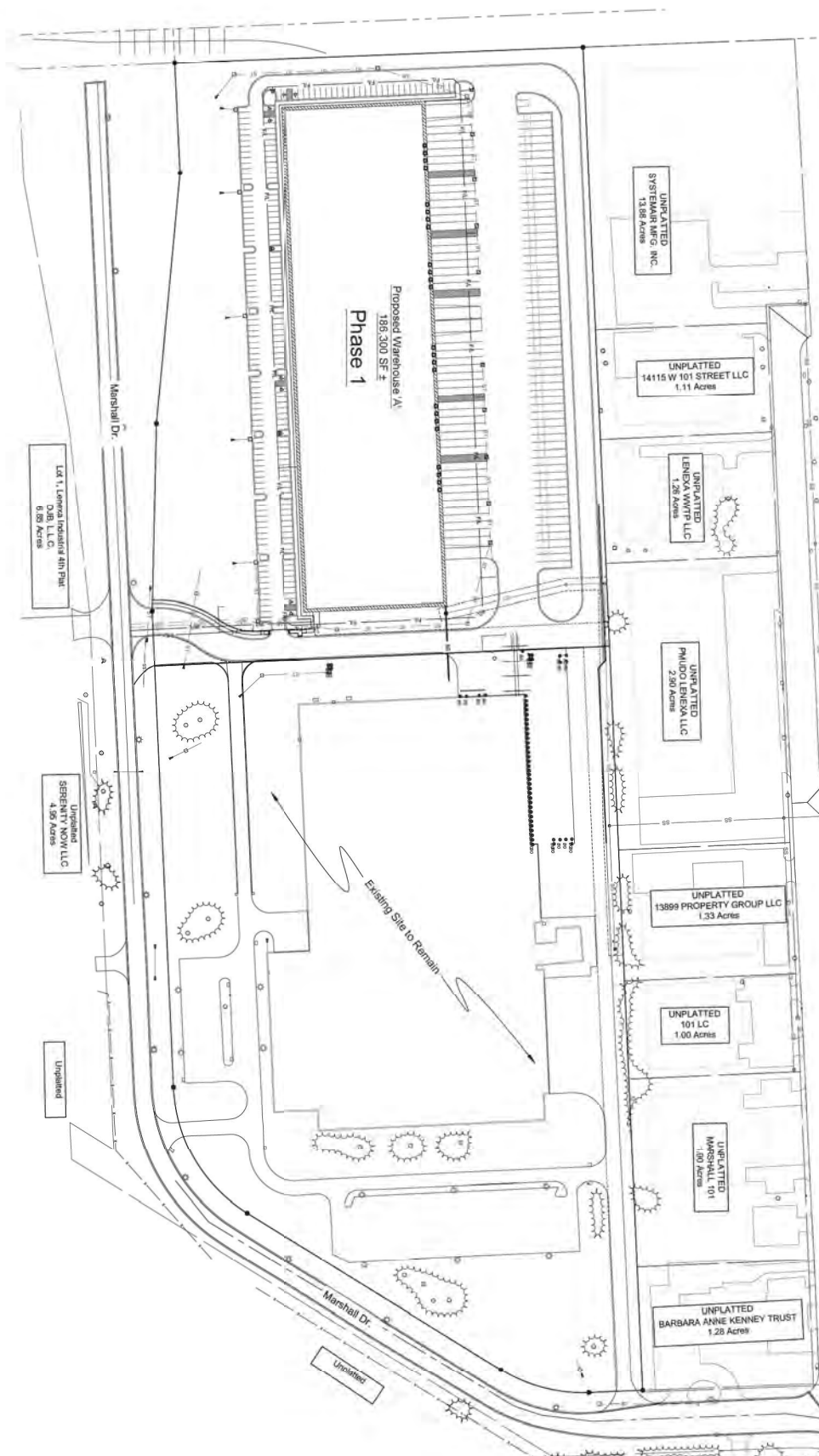
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 2 06/02/2025 Original Council  
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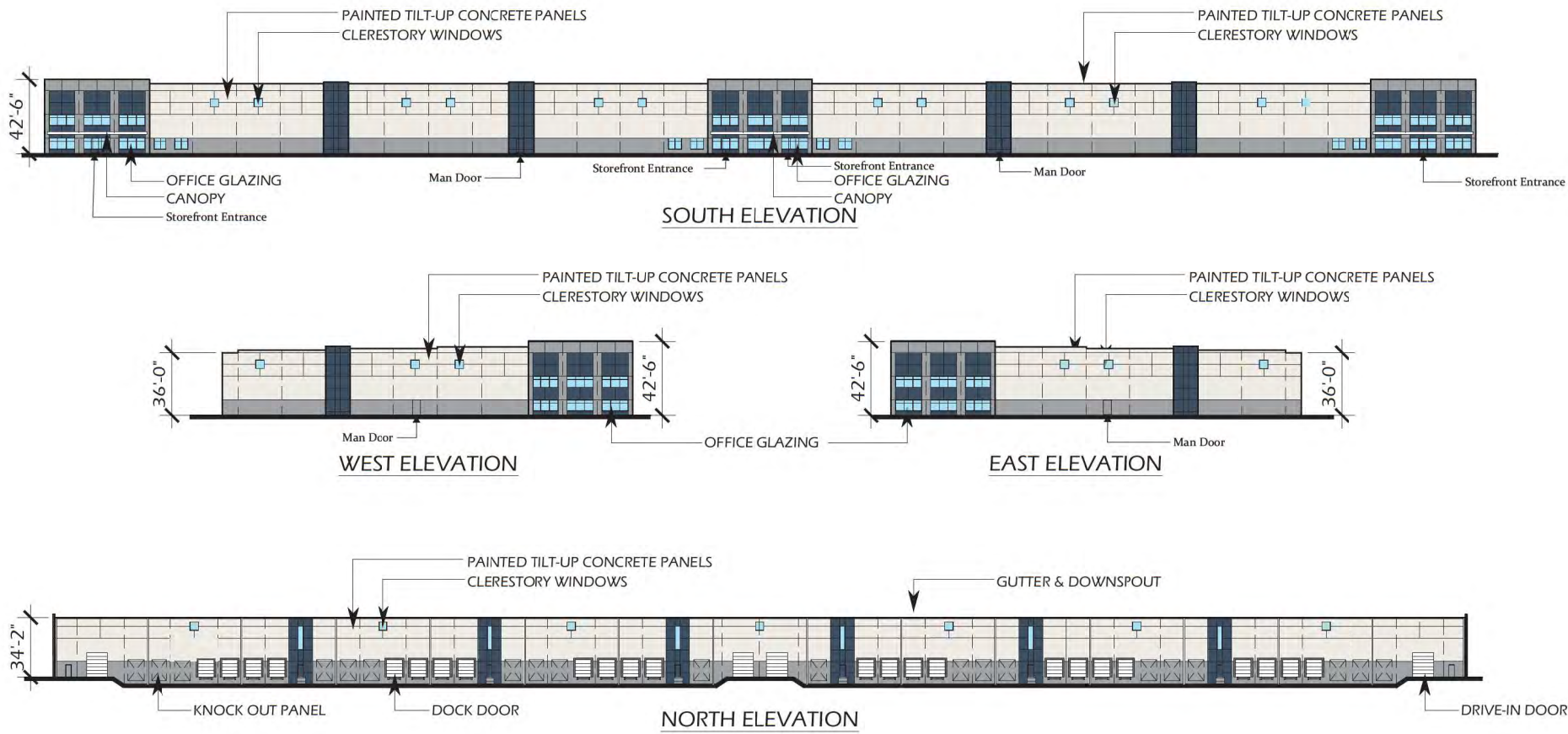
DRAWN BY JA CHECKED BY PC

Renaissance  
 Infrastructure  
 Consulting  
 8633 Penrose Lane  
 Lenexa, Kansas 66150  
 913.337.9500  
 www.RIC-CONSULT.COM

Sheet  
 C03







**REGULAR AGENDA**

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- 3. STAG Westlake - Consideration of a preliminary plan/plat for the construction of two new warehouse buildings located at 14050 Marshall Drive within the BP-2, Planned Manufacturing District. PL25-10P**

**APPLICANT PRESENTATION**

Samuel Espey, ARCO National Construction, appeared before the Commission with members of the design and civil engineering team to present a brief overview of the proposed preliminary plat and plan for a two-phase warehouse and office development. Mr. Espey explained that the primary goal of the request is to clean up the existing property lines, which currently run through the middle of the site's existing 270,000 SF building. The proposed plat would create two separate, standalone lots, one for each phase of the project. The first phase, which includes the construction of an approximately 186,300 SF warehouse, is expected to begin within the next year. While no tenants have been identified yet, the development is being pursued as a speculative project. He expressed confidence in its lease potential due to the site's strategic location near the I-35 and I-435 interchange. He also noted that if a tenant is secured in the future, the facility can be tailored to accommodate their specific needs. He closed by thanking City Staff and the commissioners for their time and consideration and indicated that the project team was available to respond to any questions.

**STAFF PRESENTATION**

Jessica Lemanski presented the Stag Westlake preliminary plan and plat for the property located at 14050 Marshall Drive in southeast Lenexa, just north of the I-35 and I-435 interchange. The site covers approximately 32.7 acres and is currently developed with a large warehousing facility and a smaller office building. The area is primarily industrial in nature, and the current lot configuration bisects the existing 269,400-square-foot warehouse, which will be corrected through the platting process. The site is zoned BP-2, Planned Manufacturing, and the project will be developed in two phases. Phase one involves demolishing the existing 10,000-square-foot office building, realigning the central drive to match up with adjacent properties, and constructing a new 186,300-square-foot warehouse with associated parking and loading areas. Loading docks will be located on the rear (north side) of the building, with wing walls to screen views from neighboring properties and streets. Visitor parking and drive aisles will be located along the west and south sides. Phase two mirrors the first phase in layout and building design and will proceed once the current tenant in the eastern warehouse building is relocated or confirmed. The final layout will include additional parking on the east side of the site and will align a new access point with an existing driveway across Marshall Drive. An existing driveway on the northeast side will remain. Phase one will create a surplus of 10 spaces for the new building, and at full buildout, the site will exceed parking requirements by 65 spaces. Both buildings will share a consistent architectural style with rectangular shapes, neutral gray tones, and enhanced design elements at entry points such as glazing and canopies. The rear of each building will feature 24 dock doors and four drive-in doors. Landscaping will include both preserved and new plantings with ornamental trees along the property border and evergreens and shrubs distributed throughout the parking areas. A complete landscape plan will be reviewed at the final plan stage. The preliminary plat addresses the existing property line issues by shifting the internal line westward, creating two separate lots, 15.3 acres on the west and 17.4 acres on the east. Both lots will share the central drive via an access easement and have utility easements at the north end. Staff found the preliminary plat and plan consistent with the City's development code and recommends approval.

**PLANNING COMMISSION DISCUSSION**

Chairman Poss asked the applicant to clarify a point from the presentation. Chairman Poss commented that based on the information in the meeting packet, he had initially assumed the new building was being

constructed specifically for Westlake as part of an expansion. However, he asked for confirmation that the western building is a speculative building and that Westlake or Ace may not occupy the eastern building in the future. Samuel Espey confirmed that, as of now, the understanding is that the current tenant's lease in the eastern building is set to expire on January 31, 2026. He added that he's not entirely sure what the tenant's long-term plans are or how that will unfold. However, phase two of the development will move forward once the tenant vacates the space. Chairman Poss remarked that the application was fairly straightforward, noting that the buildings were architecturally appealing and would be a strong addition to the area.

### MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan/plat for Project PL25-10P – **STAG Westlake** at 14050 Marshall Drive, for a warehousing and office development.

Moved by Commissioner Katterhenry, seconded by Commissioner Horine, and carried by a unanimous voice vote.

DRAFT





**CITY COUNCIL  
MEMORANDUM**

**ITEM 5**

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**SUBJECT:** Resolution calling for a public hearing on September 2, 2025 to consider exceeding the revenue neutral property tax rate and a public hearing on September 2, 2025 to consider the fiscal year 2026 annual budget

**CONTACT:** Nate Blum, Chief Financial Officer

**DATE:** July 15, 2025

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**ACTION NEEDED:**

Adopt a resolution calling for a public hearing on September 2, 2025 to consider exceeding the revenue neutral property tax rate and calling for a public hearing on September 2, 2025 to consider the fiscal year (FY) 2026 annual budget.

**PROJECT BACKGROUND/DESCRIPTION:**

The Governing Body began its review of the FY 2026 budget at the June 24, 2025 Committee of the Whole meeting. During this meeting, staff recommended setting the public hearing for the intent to exceed the revenue neutral property tax rate and the public hearing for the FY 2026 budget on September 2, 2025.

According to state law, the revenue neutral rate is the tax rate required to raise the same amount of property tax revenue as the prior year, using current year's assessed valuation amounts. The estimated property tax rate for the FY 2026 budget is 26.459 mills, which exceeds the revenue neutral rate of 25.142 mills as calculated by Johnson County. However, the estimated property tax rate of 26.459 mills is 0.500 mills lower than the FY 2025 budget mill levy of 26.959 mills.

The revenue neutral tax rate does not account for new growth within the City or inflationary costs for goods and services. The estimated increase to the city's assessed valuation due to new improvements is \$38.3 million in the FY 2026 budget. With this new growth comes an increased demand for City services - including new roads and bridges, fire protection, police protection, public parks and trails, snow and ice removal, and community standards enforcement. Additionally, the City's costs for providing the same goods and services have increased each year due to inflation. In 2022, the inflation rate across the country peaked as high as 9% and is around 2.4% in May 2025. With the revenue neutral tax rate capping the City's property tax revenue to prior year levels, the City would not be able to provide the same level of services going forward.

The proposed total budget for FY 2026 is \$261.1 million, which includes \$173.4 million for estimated expenses and \$87.7 million for estimated ending reserve balances as of December 31, 2026. At this point in the budget process, the Governing Body is not obligated to set the estimated property tax rate above the revenue neutral rate or to approve the total budget as proposed. Instead, this resolution authorizes staff to submit the required public hearing notices for publication and sets the public hearing date for September 2, 2025.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

Publication of this resolution will establish the maximum budget amount and property tax levy for the FY 2026 budget. The Governing Body cannot increase the budget amount or property tax levy after publication.

**STAFF RECOMMENDATION:**

Adopt the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:****Vision 2040**

Thriving Economy

**Guiding Principles**

Prudent Financial Management

**ATTACHMENTS**

1. Resolution



**RESOLUTION NO. 2025 -**

**A RESOLUTION OF THE CITY OF LENEXA, KANSAS REGARDING THE GOVERNING BODY'S INTENT TO LEVY A PROPERTY TAX EXCEEDING THE REVENUE NEUTRAL RATE; SETTING A PUBLIC HEARING ON SEPTEMBER 2, 2025, AT 7:00 P.M. OR AS SOON THEREAFTER AS MAY BE HEARD TO CONSIDER EXCEEDING THE REVENUE NEUTRAL RATE; AND SETTING A PUBLIC HEARING ON SEPTMEBER 2, 2025, AT 7:00 P.M. OR AS SOON THEREAFTER AS MAY BE HEARD TO CONSIDER THE FISCAL YEAR 2026 ANNUAL BUDGET FOR THE CITY OF LENEXA, KANSAS.**

**WHEREAS**, the Revenue Neutral Rate for the City of Lenexa was calculated as 25.142 mills by the Johnson County Clerk; and

**WHEREAS**, the Fiscal Year 2026 budget proposed by the Governing Body of the City of Lenexa will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

**WHEREAS**, the Governing Body intends to hold a hearing and hear testimony from all interested taxpayers desiring to be heard as required by state law.

**WHEREAS**, pursuant to K.S.A. 79-2929, the Governing Body is required to conduct a public hearing prior to the adoption of its annual budget for the purpose of answering and hearing objections of taxpayers relating to the proposed budget and for the purpose of considering amendments to such proposed budget; and

**WHEREAS**, the Governing Body is required to give at least ten (10) days notice of the time and place of the meeting on the City's website and by publication in a weekly or daily newspaper of the county having a general circulation therein including the proposed tax rate and the proposed budget, which will set out all essential items in the budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:**

**SECTION ONE:** The Governing Body of the City of Lenexa, Kansas does hereby set a public hearing to be held on September 2, 2025 at 7:00 p.m., or as soon thereafter as it may be heard, in the Community Forum at Lenexa City Hall, 17101 W. 87<sup>th</sup> Street Parkway, Lenexa, Kansas regarding the City's intent to exceed the revenue neutral rate as defined by Kansas state law.

**SECTION TWO:** The Governing Body of the City of Lenexa, Kansas expresses its intention to exceed the revenue neutral rate of 25.142 mills calculated by the Johnson County Clerk and to levy a proposed property tax mill rate of 26.459 mills for fiscal year 2026.

**SECTION THREE:** The City does hereby set a public hearing on the proposed fiscal year 2026 annual City budget to be held on September 2, 2025 at 7:00 p.m., or as soon thereafter as it may be heard, in the Community Forum at Lenexa City Hall, 17101 W. 87<sup>th</sup> Street Parkway, Lenexa, Kansas.

**SECTION FOUR:** The City Clerk of the City of Lenexa, Kansas is hereby directed to provide at least ten (10) days' notice of the time and place of each hearing on the City's website and by publication in a weekly or daily newspaper of Johnson County, Kansas having general circulation therein.

**SECTION FIVE:** The notice to be published shall include the proposed fiscal year 2026 tax rate of 26.459 mills, the revenue neutral rate of 25.142 mills, and the proposed budget, which shall set out all essential items on the special publication form provided by the state.

**SECTION SIX:** The City Clerk of the City of Lenexa, Kansas to is hereby directed to provide this resolution to the Johnson County Clerk, on or before July 20, 2025, as notice of the City's proposed intent to exceed the Revenue Neutral Rate and provide the date, time, and location of the public hearing.

**SECTION SEVEN:** The proposed fiscal year 2026 Budget will be available for viewing on the City's official website prior to the scheduled hearing date.

**SECTION EIGHT:** This Resolution shall become effective upon adoption.

**ADOPTED** by the City Council this 15th day of July, 2025.

**SIGNED** by the Mayor this 15th day of July, 2025.

**CITY OF LENEXA, KANSAS**

[SEAL]

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Julie Sayers, Mayor

ATTEST:

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Jennifer Martin, City Clerk

APPROVED AS TO FORM:

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Sean McLaughlin, City Attorney



# APPENDIX



**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.

NOTE: These draft meeting minutes have been prepared using the assistance of AI.

Open AI. (2025). *ChatGPT Plus (4o version)*. [Large Language Model]. Prompt: "Summarize transcript for meeting minutes" <https://chat.openai.com/chat>