



## Agenda

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

**DECEMBER 2, 2025  
7:00 PM  
COMMUNITY FORUM**

### **CALL TO ORDER**

Pledge of Allegiance

7 PM

### **SWEARING IN CEREMONY**

John Michael Handley, Ward 1  
Bill Nicks, Ward 2  
Avery Bell, Ward 3  
Craig Denny, Ward 4

### **ROLL CALL**

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

### **APPROVE MINUTES**

November 18, 2025 City Council meeting draft minutes  
(located in the Appendix)

Approved

### **MODIFICATION OF AGENDA**

None

### **PRESENTATIONS**

Human Service Fund and Substance Use Continuum of Care Fund Annual Reports — United Community Services of Johnson County (reports located in the Appendix)

2026 Legislative Primer — Federico // Duerst

Citizen Survey Results — ETC Institute

### **CONSENT AGENDA**

#### **Item Numbers 1 through 8**

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 Cliffs of Watercrest Phase I public improvements for maintenance

Approved

*This project constructed public street, stormwater, and streetlight improvements in the Cliffs at Watercrest neighborhood. The work was privately funded.*

- b. Acceptance of Wheatley Point West public improvements for maintenance

Approved

*This project constructed public street, stormwater, and streetlight improvements in the Wheatley Point West neighborhood. The work was privately funded.*

- c. Acceptance of the 81st Street to 81st Terrace East of Maurer Stormwater Improvements Project for maintenance

Approved

*Staff inspections identified numerous corrugated metal pipes that had reached the end of their useful life in this area. The City's proposal to Johnson County for consideration for 2024 Stormwater Management Program funding was approved. The project replaced or rehabilitated over 2,500 feet of pipe. The total cost of construction was \$636,393.*

2. Acceptance of the fiscal year 2026 Substance Use Continuum of Care Fund and Human Service Fund Recommendations Reports and authorization for the City Manager to execute any agreements with United Community Services of Johnson County

Approved

*Each year, the City pledges alcohol tax funds, opioid settlement funds, and General Fund revenues to United Community Services of Johnson County for grants to local agencies engaged in substance abuse prevention and treatment and certain human service programs. In fiscal year 2026, the City budgeted and pledged a total of \$275,000 for these purposes.*

3. Approval of 26 Cereal Malt Beverage license renewals for 2026

Approved

*Licenses to sell Cereal Malt Beverages (CMB) in the city must be renewed annually. This is the annual license renewal request for 26 locations licensed to sell CMB.*

4. Approval of an addendum to the Master Services Agreement with ConvergeOne, Inc. to purchase network infrastructure equipment

Approved

*The Lenexa City Center campus consists of City Hall, the Public Market, the Recreation Center, and the associated parking garage. The current network*

*equipment is from the original construction project in 2016 and needs updating. The total not-to-exceed cost for this purchase is \$430,890.*

5. Approval of an agreement with the Board of County Commissioners of Johnson County regarding the operating parameters for emergency medical services and ambulance transport services within the city

Approved

*The City and the Board of County Commissioners of Johnson County have had an agreement in place since November 2009 designating Med-Act as the primary ambulance transport provider within the city. This agreement further clarifies the operating parameters.*

6. Approval of Amendment One to the Disposition & Development Agreement with VP Lenexa, LLC related to Project Plan 5 in the Mining Tax Increment Financing (TIF) District (Vantage Point Mixed-Use Project)

Approved

*The City has approved Redevelopment (TIF) Project Plan 5 ("Project Plan 5") within the Mining TIF District. The developer is diligently pursuing Project Plan 5 and has requested additional time to commence the commercial phase of Project Plan 5.*

7. Approval of an agreement with ServeYouRx for pharmacy benefit management services for 2026-2028

Approved

*The City's health benefits consultant requested proposals to provide pharmacy benefit management services for the City's self-funded employee health care plan. Staff recommends contracting with ServeYouRx from January 1, 2026 through December 31, 2028. The estimated one-year cost is \$2,425,748.*

8. Approval and authorization of the execution of all documents necessary to secure specific and aggregate stop-loss reinsurance from Swiss Re Corporate Solutions for the City's healthcare benefit plan for 2026

Approved

*The City's health benefits consultant, Lockton Companies, and City staff recommend entering into an agreement with Swiss Re Corporate Solutions for specific and aggregate stop-loss coverage for the self-funded employee health care plan for 2026. The 2026 annual estimated premium is \$1,562,564 based on 440 employees.*

## END OF CONSENT AGENDA

Items 1-8 Approved

## PUBLIC HEARINGS

9. Consideration of a resolution to amend the fiscal year 2025 budget

- a. Public Hearing to consider amending the fiscal year 2025 budget  
[No public comment](#)
- b. Resolution amending the fiscal year 2025 budget

[Resolution 2025-056](#)

*Kansas state law requires cities to establish maximum expenditure amounts by fund when adopting the annual budget. If cities expect to exceed the maximum expenditure amount by fund, state law requires completion of a formal process to increase the budget. This process includes publishing a notice of public hearing and conducting a public hearing before considering increases to budgeted expenditure amounts.*

- 10. Consideration of tax abatement and issuance of industrial revenue bonds (IRBs) for the Lenexa Logistics Centre North Phase II - Building 9

- a. Public hearing to consider exemption from ad valorem taxes for property financed with IRBs  
[No public comment](#)
- b. Resolution determining the intent of the City to issue approximately \$20 million in IRBs and approving a 10-year tax abatement with payment in lieu of taxes agreement

[Resolution 2025-057](#)

*The City received an application requesting the City issue approximately \$20 million in IRBs to finance the acquisition, construction, and equipping of a 155,289-square-foot office/warehouse facility located at the northwest corner of Eicher Drive & Renner Boulevard in the Lenexa Logistics Centre North business park. The applicant has also requested a 10-year, fixed tax abatement for the project. Pursuant to state law, the City must hold a public hearing to consider the cost benefit analysis and the granting of a tax abatement for the project.*

- 11. Consideration of tax abatement and issuance of industrial revenue bonds (IRBs) for the Lenexa Logistics Centre North Phase II - Building 6

- a. Public hearing to consider exemption from ad valorem taxes for property financed with IRBs  
[No public comment](#)
- b. Resolution determining the intent of the City to issue approximately \$23.5 million in IRBs and approving a 10-year tax abatement with payment in lieu of taxes agreement

[Resolution 2025-058](#)

*The City received an application requesting the City issue approximately \$23.5 million in IRBs to finance the acquisition, construction, and equipping of a 202,286-square-foot office/warehouse facility located at the northwest corner of College Boulevard & Britton Street in the Lenexa*

*Logistics Centre North business park. The applicant has also requested a 10-year, fixed tax abatement for the project. Pursuant to state law, the City must hold a public hearing to consider the cost benefit analysis and the granting of a tax abatement for the project.*

## NEW BUSINESS

12. Resolution amending the Lenexa Logistics Centre North Phase II Special Benefit District - Britton Street Improvements

[Resolution 2025-059](#)

*The City recieved an amended petition for the Lenexa Logistics Centre North Phase II Special Benefit District - Britton Street Extension ("SBD"), which will construct Britton Street from College Boulevard north approximately 1,640 feet and associated infrastructure. The petition proposes increasing the SBD costs from to \$5.14 million to \$5.7 million. Construction is expected to begin in early 2026.*

13. Resolution authorizing the transfer of funds from the General Fund reserves to the Capital Improvement Fund in fiscal year 2025

[Resolution 2025-060](#)

*Staff proposes transferring \$5 million from General Fund reserves to the Capital Improvement Fund to cash finance capital projects.*

## COUNCILMEMBER REPORTS

## STAFF REPORTS

14. Exterior Grant & Property Tax Rebate Program updates

## END OF RECORDED SESSION

## BUSINESS FROM FLOOR

The Chair, at their discretion, may limit the amount of time each person has to address the Governing Body during Public Hearings or public comment regarding items listed on the agenda, or Business from the Floor, and may grant additional time at their sole discretion.

[None](#)

## ADJOURN

[8:32 PM](#)