Agenda

REGULAR MEETING **GOVERNING BODY** **CITY OF LENEXA, KANSAS** **17101 W. 87th STREET PARKWAY**	**NOVEMBER 17, 2026** **7:00 PM** **COMMUNITY FORUM**

CALL TO ORDER Pledge of Allegiance

7 PM

ROLL CALL

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

APPROVE MINUTES November 3, 2026 City Council meeting draft minutes (located in the Appendix)

Approved

MODIFICATION OF AGENDA

None

CONSENT AGENDA **Item Numbers 1 through 13**

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 2025 Community Development Block Grant Project for maintenance

   Approved

   This project replaced the existing streetlights along Candlelight Lane, Widmer Road, Park Street, Summit Street, and 89th Terrace with energy efficient LED fixtures on new aluminum light poles. The total cost of construction was $360,704.

   b. Acceptance of the 87th Street & Bluejacket Street Stormwater Improvements Project for maintenance

   Approved

This project replaced failing pipes near the intersection of 87th Street & Bluejacket Street, as well as in the Pine Ridge Business Park near 84th Street & Melrose Drive. The total cost of construction was $1,865,452.66.

2. Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Stoneridge North, Sixth Plat

Approved

Stoneridge North, Sixth Plat is a single-family residential neighborhood on 28.21 acres located in the northeast corner of 79th Street & Gabriel Street. Easements and rights-of-way are being dedicated to the City as part of this final plat.

3. Acceptance of a drainage easement as shown on Vista Village, 4th Plat

Approved

Vista Village, 4th Plat is a mixed-use development on 5.4 acres located in the southeast corner of Prairie Star Parkway & Ridgeview Road. A drainage easement is being dedicated to the City as part of this final plat.

4. Approval of an agreement with HNTB Corporation for street lighting design services

Approved

This agreement will provide for the engineering and design of various street lighting projects throughout the city, replacing streetlights with new energy-efficient streetlights on metered lighting systems. The total fee is not to exceed $100,000.

5. Approval of an agreement with Cornerstone OnDemand, Inc. to renew services for a learning management system

Approved

The City's current agreement expires December 31, 2026. This unified system allows City staff to create, store, assign, and track all employee training. It also provides a subscription of public sector focused, on demand, online courses. Staff recommends renewing this agreement for a new two-year term for a total cost of $101,284.05.

6. Approval of an agreement with the Secretary of Transportation for the State of Kansas for the 95th Street & Lackman Road intersection portion of the 95th Street Improvements - Renner to Lackman Project

Approved

This project includes a new traffic signal at 95th Street & Lackman Road, intersection realignment, additional turn lanes, minor stormwater work, intersection lighting, resurfacing, and improvements to sidewalks and trails. The project will receive $2.4 million in federal funding and an agreement with KDOT is required to receive reimbursements of the funding.

7. Consideration of action items regarding the construction of the 99th Street & Woodsonia Drive Special Benefit District (Solera Development)

   a. Approval of an engineering agreement with Schlagel & Associates, P.A. for the design of the 99th Street & Woodsonia Drive Special Benefit District (SBD)

   Approved

   b. Approval of a construction contract with The BTR Group, LLC for the construction of the SBD

   Approved

   The 99th Street & Woodsonia Drive Special Benefit District will construct the infrastructure necessary for the Solera Mixed-Use development including 99th Street & Woodsonia Drive ("Project"). The agreement with Schlagel & Associates, P.A. is for design of the Project in the amount of $89,997. The agreement with The BTR Group, LLC is for the construction of the Project in the amount of $8,238,862.09.

8. Resolution approving the serving of complimentary alcoholic liquor or cereal malt beverages at certain events promoting the arts

   Resolution 2026-059

   Governing Body approval is required for non-profit organizations to serve complimentary alcoholic liquor or cereal malt beverages at events promoting the arts. The proposed resolution will approve the serving of complimentary alcoholic liquor or cereal malt beverages at the Lenexa Artists' Receptions in 2027.

9. Resolution declaring it necessary to appropriate private property for construction of the Mill Creek Stormwater Improvements - Southeast Project

   Resolution 2026-060

   This resolution will allow the City to proceed with the acquisition of private property. The total cost of this project, including property acquisition, is estimated to be $1.7 million.

10. Resolution providing notice and calling for a public hearing to appear and show cause why the fire damaged structure at 8070 Colony Lane should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure

    Resolution 2026-061

    A fire occurred at 8070 Colony Lane, resulting in substantial damage to the structure. The proposed resolution sets a public hearing for May 18, 2027, should fire damage repairs not commence in a manner acceptable to the Building Codes Administrator prior to that date.

11. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed $18.5 million (STAG Industrial Building 1 Project)

    Ordinance 6075

    The City Council previously authorized the issuance industrial revenue bonds (IRBs) and a 10-year tax abatement to help finance the acquisition, construction, and equipping of a 186,300 square-foot office/warehouse/manufacturing project located on the north side of Marshall Drive between Pflumm Road and Santa Fe Trail Drive. The proposed ordinance will issue $18.5 million in IRBs in fall 2026.

12. Ordinance terminating Redevelopment (TIF) Project Plan 5 in the I-35 and 95th Street TIF District and repealing Ordinance 5660

    Ordinance 6076

    Project Plan 5 in the I-35 & 95th Street Redevelopment District ("Project Plan 5") is inactive and eligible for termination. The proposed ordinance repeals Ordinance 5660 and terminates Project Plan 5 and the associated disposition and development agreement.

13. Consideration of action items regarding Lenexa Logistics Centre North Phase II - Building 9

    a. Resolution authorizing the assignment and assumption and amendment of Resolutions of Intent 2025-057 and 2026-050 and associated payment in lieu of taxes agreement

       Resolution 2026-062

    b. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed $20 million

       Ordinance 6077

       The City Council previously authorized the issuance of approximately $20 million in industrial revenue bonds (IRBs) and a 10-year tax abatement to help finance the acquisition, construction, and equipping of an office/warehouse/manufacturing project located at the northwest corner of Eicher Drive & Renner Boulevard in the Lenexa Logistics Centre North Phase II business park. The proposed resolution and ordinance will update the project developer and issue $20 million in IRBs by the end of 2026.

END OF CONSENT AGENDA

Items 1-13 Approved

BOARD RECOMMENDATIONS

14. Ordinance approving a three-year special use permit for a basic industry use for AtoMe, Inc. located at 8605 Quivira Road in the BP-2, Planned Manufacturing District

Ordinance 6078

The applicant proposes to operate a basic industry use as part of a lab, analytical/experimental use within the BP-2, Planned Manufacturing District at 8605 Quivira Road, which requires a special use permit.

15. Consideration of a revised preliminary plan for the Midwest Sikh Gurudwara Parking Expansion and Maintenance Building located at 10050 Marion Street in the R-1, Single-Family Residential District

Approved

The applicant proposes a revised preliminary plan for a parking lot expansion from 121 spaces to 226 spaces and an 800-square-foot maintenance building addition onto the property.

16. Consideration of a revised preliminary plan/plat for Hy-Vee & The Shops at Freedom Fields located at the southeast corner of 83rd Street & K-7 Highway in the CP-2, Planned Community Commercial District

Approved

The applicant proposes a revised preliminary plan/plat for a Hy-Vee grocery store and eight additional commercial buildings on a 32.47-acre tract located at the southeast corner of 83rd Street & K-7 Highway. The proposed plan contains 215,415 square feet in floor area. An existing 12,150-square-foot building is at the northwest corner of the site, but not under the same ownership. This building was constructed in 2004.

17. Ordinance approving and adopting amendments to the Comprehensive Plan

Ordinance 6079

Amendments to the Comprehensive Plan are recommended to refine Future Land Use boundaries and align with approved rezoning, plan, and/or plat applications, correct mapping inconsistencies, and remove land use classifications from street rights-of-way.

NEW BUSINESS	None
COUNCILMEMBER REPORTS	

A motion to censure failed.

STAFF REPORTS	
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.

Cathy, Timber Creek
Sharon Lab, 8844 Houston Street
Scott Murray, 8844 Houston Street
Laura Owen, 9036 Barstow Street
Steve Berndsen, 8775 Houston Street
Kevin Cauley, 25109 W. 83rd Terrace
David Crume, 24907 W 86th Street
Andy Keith, 8116 Monrovia Street
Lynette Day, 9045 Shady Bend Road
Dan Wilkus, 24776 W. 90th Street

ADJOURN 8:43 PM