



**MINUTES OF THE
APRIL 15, 2025
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

Mayor Sayers called the meeting to order at 7 PM.

ROLL CALL

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

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 Eiterich made a motion to approve the April 1, 2025 City Council meeting draft minutes and Councilmember Arroyo seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

PROCLAMATIONS

Arbor Day
Building Safety Month

CONSENT AGENDA

1. Acceptance for maintenance
 - a. Acceptance of the 90th Place & Park Street ADA Ramps and Sidewalk for maintenance
This work reconstructed public sidewalks and ADA ramps along the west side of Park Street at 90th Place (Lakeview Village entrance). The work was privately funded.
 - b. Acceptance of the 2024 Bridge Rehabilitation Project for maintenance
Bridge repairs, including repair of bridge expansion joints, concrete bridge deck repairs, and general concrete repairs, have been completed on three bridges for a total cost of \$710,621.80.

2. Approval of the purchase of 10 vehicles and three pieces of equipment for the Police, Fire, Parks & Recreation, and Municipal Services Departments
Annually, a select number of vehicles are purchased through the Equipment Reserve Fund. Ten vehicles and three pieces of equipment have been selected for replacement due to high mileage, wear and tear, and high maintenance costs for a total cost of \$1,168,741.
3. Approval of agreements with the Lenexa Chamber of Commerce to provide economic development, tourism, and convention services for the City
Transient guest tax revenues fund the services of the Lenexa Economic Development Council and the Convention and Visitors Bureau through the City's Tourism and Convention Fund. The amounts for each service are established through the annual budgeting process. In fiscal year 2025, those amounts are \$335,000 and \$270,000, respectively.
4. Resolution terminating the lease and payment in lieu of taxes agreement with College K, LLC and conveying certain real and personal property associated with the City's industrial revenue bonds (College Crossing Building K)
In 2014, the City issued \$7,405,000 in industrial revenue bonds (IRBs) and approved a tax abatement for a commercial/warehouse facility located at 11102 Strang Line Road. The abatement ended in 2024 and the proposed resolution authorizes the Mayor and City staff to execute all documents necessary to terminate the IRBs.
5. Resolutions terminating the lease, base lease, and payment in lieu of taxes agreements associated with the City's industrial revenue bonds (Waterside Residences at Quivira Road - Phases 1 & 2)
The City issued industrial revenue bonds (IRBs) and approved tax abatements for Phases 1 and 2 of the Waterside Residences at Quivira Road. The abatements have ended and the proposed resolutions authorize the Mayor and City staff to execute all documents necessary to terminate the IRBs for each phase.

END OF CONSENT AGENDA

Councilmember Nicks 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 11217 Lakeview Avenue for an office and general wholesale/warehousing use
 - a. Ordinance rezoning property from the CP-O, Planned General Office District to the BP-2, Planned Manufacturing District
 - b. Approval of a companion preliminary plan for 11217 Lakeview Avenue
The applicant requests approval of a preliminary plan for mechanical and industrial equipment sales at the southeast corner of 113th Street & Lakeview Avenue.

Scott McCullough, Community Development Director, said this is a request from Mechanical Sales Midwest to rezone property and approve a preliminary site plan. The business, already established in Lenexa, plans to relocate to a site at the northeast corner of 113th Street & Lakeview Avenue.

Mr. McCullough said the property was originally zoned Business Park but was changed to CPO zoning in 2004 for hospital-related uses, and this request seeks to return it to Business Park zoning, consistent with the area's predominant zoning and the future land use map. He said the proposed uses include warehousing and office operations for mechanical equipment sales. The site is approximately four acres with an existing 36,000-square-foot one-story building.

Mr. McCullough noted that property improvements include adding two loading docks at the rear, minor landscaping removal and replacement, and general parking lot and maintenance work. He said the site is well parked, has three access points, circulation for truck traffic, and connections to adjacent buildings. He added that the building, originally built in 1996, has been vacant for several years since the hospital relocated.

Mr. McCullough said both staff and the Planning Commission found the request met all rezoning criteria and recommend approval. He said the final site plan will undergo administrative review.

Tom Nolte, applicant's representative, explained that the property originally started as BP zoning and was used for years by TransAmerica for regional clerical operations. It was later rezoned to CPO to accommodate the hospital use. Now, the request is essentially housekeeping to revert it back to BP zoning, matching the needs of the new users, such as Mechanical Sales Midwest, who will warehouse and sell mechanical units like rooftop equipment, while maintaining a local sales force. He added that nearby businesses include Terracon and Trane (a competitor) and talked about the building needing deferred maintenance improvements, mainly landscaping, paving, and painting.

Councilmember Denny made a motion to approve Item 6a and Councilmember Handley seconded the motion. Motion passed unanimously.

Councilmember Williamson made a motion to approve Item 6b and Councilmember Nicks seconded the motion. Motion passed unanimously.

7. 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 and Monticello Road - **CONTINUED TO THE MAY 20, 2025 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST**

This item was continued to the May 20, 2025 City Council meeting at the applicant's request.

OLD BUSINESS

8. Ordinance levying a renewed general purpose City Retailers' Sales Tax in the amount of three-eighths of one percent (0.375%) within the City of Lenexa effective October 1, 2028 and ending September 30, 2048
On April 1, 2025, Lenexa voters renewed the City's 0.375% general-purpose retailers' sales tax for an additional 20 years to fund street maintenance and parks and recreation investments throughout the city. An ordinance that ratifies the election and levies the sales tax is necessary for the Kansas Department of Revenue to collect and remit the sales tax on the City's behalf.

Mike Nolan, Assistant City Manager, said that the ordinance presented would ratify the official results of the special mail ballot election for the renewal of the 3/8¢ sales tax. He said the Johnson County Election Commissioner has certified the final results, with 79% voting in favor and 21% opposed. Council approval of the ordinance is required to levy the renewed tax, effective October 1, 2028, for a period of 20 years.

Councilmember Nicks made a motion to approve Item 8 and Councilmember Denny seconded the motion. Motion passed unanimously.

NEW BUSINESS

There was no new business.

STUDENT INTRODUCTIONS

Shawnee Mission West students Jocelyn Rodriguez, Emily Molina, Kya Morrington, Thomas Bodenstad, Micah Turcotte, and Fikir Gudeta attended the meeting for their Government class.

COUNCILMEMBER REPORTS

Councilmember Charlton said he and Councilmember Nicks met with several Ward 2 residents recently regarding the apartments proposed at Prairie Star Parkway & Monticello Road.

STAFF REPORTS

Beccy Yocham, City Manager, said there would be no Committee of the Whole meeting next week. The Volunteer Recognition Dinner will be on Tuesday, April 22nd.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

There was no business from the floor.

ADJOURN

Councilmember Eiterich made a motion to adjourn and Councilmember Arroyo seconded the motion. Motion passed unanimously.

The meeting adjourned at 7:21 PM.

/s/ Jennifer Martin
City Clerk