



Agenda

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

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

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

APPROVE MINUTES

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

MODIFICATION OF AGENDA

PROCLAMATIONS

Arbor Day
Building Safety Month

CONSENT AGENDA

Item Numbers 1 through 5

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 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

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.

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

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.

NEW BUSINESS

None

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

9. April 1, 2025 City Council meeting draft minutes
10. Arbor Day Proclamation
11. Building Safety Month Proclamation

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 90th Place & Park Street ADA Ramps and Sidewalk for maintenance
CONTACT: Tim Green, Deputy Community Development Director
DATE: April 15, 2025

ACTION NEEDED:

Accept the 90th Place & Park Street ADA Ramps and Sidewalk for maintenance.

PROJECT BACKGROUND/DESCRIPTION:

The work in the public right-of-way by Lakeview Village reconstructed public sidewalks and accessible ramps along the west side of Park Street at 90th Place (Lakeview Village entrance). The existing ramps were reconfigured to provide better pedestrian access.

Staff performed a final inspection on March 13, 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 April 15, 2025, and will expire on April 15, 2027.

The work was performed by Lakeview Village staff.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The work was privately funded.

STAFF RECOMMENDATION:

Accept for maintenance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

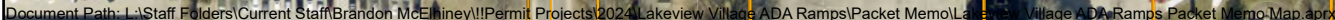
Integrated Infrastructure & Transportation

Guiding Principles

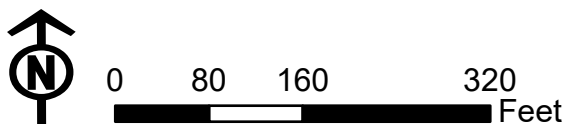
Responsible Economic Development

ATTACHMENTS

1. Map



90th Place & Park Street ADA Ramps and Sidewalk Public Improvements





**CITY COUNCIL
MEMORANDUM**

ITEM 1b

SUBJECT: Acceptance of the 2024 Bridge Rehabilitation Project for maintenance
CONTACT: Tim Green, Deputy Community Development Director
DATE: April 15, 2025

ACTION NEEDED:

Accept the 2024 Bridge Rehabilitation Project ("Project") for maintenance.

PROJECT BACKGROUND/DESCRIPTION:

Routine bi-annual bridge inspections identified maintenance recommendations on several of the City's 29 bridges. Part of the recommended maintenance is performed by in-house crews, while other recommendations were prioritized and included in this Project. Work included repair of bridge expansion joints, concrete bridge deck repairs, and general concrete repairs. The bridge locations included:

- 83rd Street Bridge over Mill Creek
- 87th Lane Bridge over Mill Creek
- College Boulevard and Pflumm Road Bridge - Indian Creek Tributary under College Boulevard

The contractor was PCiRoads, LLC.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is included in the 2025-2029 Capital Improvement Program (Project No. 60041).

STAFF RECOMMENDATION:

Accept for maintenance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map



Document Path: U:\TomStormwater\MyProject\MyProject.aprx

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

Project Location

2024 Bridge Rehabilitation Project



0 2,000 4,000 8,000
Feet





**CITY COUNCIL
MEMORANDUM**

ITEM 2

SUBJECT: Approval of the purchase of 10 vehicles and three pieces of equipment for the Police, Fire, Parks & Recreation, and Municipal Services Departments

CONTACT: Nick Arena, Municipal Services Director

DATE: April 15, 2025

ACTION NEEDED:

Approve the purchase of 10 vehicles and three pieces of equipment for the Police, Fire, Parks & Recreation, and Municipal Services Departments.

PROJECT BACKGROUND/DESCRIPTION:

Every year through the budget process, a select number of light-, medium-, and heavy-duty vehicles and equipment are purchased through the Equipment Reserve Fund (ERF). Vehicles are selected to be replaced due to high mileage, wear and tear, and high maintenance costs. The 10 vehicles and three pieces of equipment include:

4 -- 2025 Ford F-550 Regular Cab and Chassis Trucks for the Municipal Services Department

2 -- 2025 Bobcat T76 Skid Steer Loaders for the Municipal Services Department

1 -- 2025 Ford F-550 Altec 41-foot Bucket Truck for the Municipal Services Department

1 -- 2025 Ravo Street Sweeper for the Municipal Services Department

1 -- 2025 Ford F-550 Crew Cab Pick Up for the Fire Department

1 -- 2025 Ford F-550 Regular Cab and Chassis Pick Up for the Parks & Recreation Department

1 -- 2025 Ford Utility Pursuit All-Wheel Drive Interceptor for the Police Department

1 -- 2025 Ford F-150 Interceptor for the Police Department

1 -- 2025 Ford F-250 Regular Cab and Chassis for the Police Department

All 13 of these vehicles and equipment are used by their respective departments, are critical to performing daily tasks, and are used in emergency operations.

After reviewing other cooperative agreements and state bids, the pricing and availability of the 13 vehicles and equipment was secured through Sourcewell Cooperative Purchasing ("Sourcewell"), the Kansas City Missouri Purchasing Program ("MKCPP"), and the National Association of State Procurement Officials (NASPO) as they provided the lowest bid price and best value to the City.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This purchase is budgeted in the 2025 ERF. The total purchase price is \$1,168,741.

Department	Make	Vendor	Price	Qty	Total Price	Cooperative Bid
Municipal Services	2025 F-550 Regular Cab and Chassis	Shawnee Mission Ford	\$57,141	4	\$228,564	MKCPP
Fire	2025 F-550 Crew Cab	Shawnee Mission Ford	\$59,794	1	\$59,794	MKCPP
Municipal Services	Bobcat T76 Skid Steer Loader	KC Bobcat	\$77,836	2	\$155,672	NASPO
Municipal Services	2025 F-550 41' Bucket Truck	Altec	\$201,956	1	\$201,956	Sourcewell
Municipal Services	2025 Ravo Street Sweeper	Red Equipment Inc.	\$325,000	1	\$325,000	Sourcewell
Parks & Recreation	2025 F-550 Regular Cab and Chassis	Shawnee Mission Ford	\$57,141	1	\$57,141	MKCPP
Police	2025 Ford F-250 Regular Cab and Chassis	Shawnee Mission Ford	\$44,955	1	\$44,955	MKCPP
Police	2025 Ford Utility Pursuit All-Wheel Drive Interceptor	Shawnee Mission Ford	\$47,034	1	\$47,034	MKCPP
Police	2025 Ford F-150 Interceptor	Shawnee Mission Ford	\$48,459	1	\$48,459	MKCPP
					\$1,168,741	

STAFF RECOMMENDATION:

Approve the purchases.

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

Superior Quality Services
Prudent Financial Management

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 3

SUBJECT: Approval of agreements with the Lenexa Chamber of Commerce to provide economic development, tourism, and convention services for the City

CONTACT: Mike Nolan, Assistant City Manager

DATE: April 15, 2025

ACTION NEEDED:

Approve the agreements with the Lenexa Chamber of Commerce to provide economic development, tourism, and convention services for the City.

PROJECT BACKGROUND/DESCRIPTION:

For over 20 years, the City and the Lenexa Chamber of Commerce have entered into performance-based agreements whereby the Chamber provides services through its subsidiaries, the Lenexa Economic Development Council (LEDC) to promote economic development and the Lenexa Convention and Visitors Bureau (CVB) for tourism and convention services. Staff recommends the City enter into new agreements extending these services for an additional two years.

The agreements extend the City and Chamber's relationship from January 1, 2025 through December 31, 2026, but either party has the right to terminate an agreement early for cause or convenience. The agreements also terminate if the City fails to appropriate funds during the budget process. The Chamber is required to provide status updates on its performance two times per year to the Governing Body - one in the first quarter of the year to update on the previous year's activity and one in the third quarter to give a mid-year update.

The agreements use the City's standard form and are available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

Transient guest taxes fund these services through the City's Tourism and Convention Fund. The funds were appropriated as part of the FY 2025 budget and are unchanged from the previous year's amounts. Funding for FY 2026 will be set during the FY 2026 budget process.

Use	Amount
Lenexa Economic Development Council (LEDC)	\$335,000
Lenexa Convention and Visitors Bureau (CVB)	\$270,000
Total	\$605,000

STAFF RECOMMENDATION:

Approve the agreements.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Responsible Economic Development
Extraordinary Community Pride

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 4

SUBJECT: 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)

CONTACT: Sean McLaughlin, City Attorney

DATE: April 15, 2025

ACTION NEEDED:

Adopt a resolution terminating the lease and payment in lieu of taxes (PILOT) agreement with College K, LLC and conveying certain real and personal property associated with the City's industrial revenue bonds (IRBs) (College Crossing Building K).

PROJECT BACKGROUND/DESCRIPTION:

On November 18, 2014, the Governing Body passed Ordinance 5407 authorizing the issuance of its IRBs, Series 2014 in the aggregate principal amount of \$7,405,000 to help finance the acquisition, construction, and equipping of a facility at 11102 Strang Line Road, which is also referred to as College Crossing Building K ("Project"). At the same time, the City also entered into a bond lease and a PILOT agreement with College K, LLC ("Original Tenant") under the bond lease and a trust indenture with BOKF, N.A. ("Trustee"). The Original Tenant subsequently assigned the IRBs and PILOT to College K, LLC ("Tenant").

Pursuant to the IRB documents, the City holds title to the Project until the IRBs are paid off and the Tenant exercises its purchase option under the bond lease. In December 2024, the Tenant notified the City, the Trustee, and the Bondholder that it intended to exercise its option to purchase the Project and redeem the IRBs. This resolution approves and authorizes the Mayor to execute all documents necessary to terminate the IRB documents.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The PILOT has terminated and the property is back on the tax roll at full value for tax year 2025. Prior to development, the property paid approximately \$2,700 in annual property taxes and it is estimated the property will pay approximately \$200,000 in annual property taxes for 2025. During the 10-year tax abatement, the property paid a total of \$870,954 in PILOT payments.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Thriving Economy

Guiding Principles
Responsible Economic Development

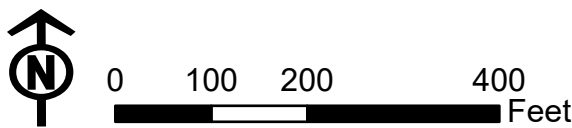
ATTACHMENTS

1. Map
2. Resolution



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

College Crossing Building K



RESOLUTION NO. 2025 -

A RESOLUTION AUTHORIZING THE CITY OF LENEXA, KANSAS TO TERMINATE A LEASE AGREEMENT, TERMINATE A PILOT AGREEMENT, AND CONVEY CERTAIN REAL AND PERSONAL PROPERTY TO COLLEGE K, LLC, PERTAINING TO INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW) SERIES 2014 FOR PROPERTY LOCATED AT 11102 STRANG LINE ROAD, LENEXA, KANSAS (COLLEGE CROSSING BUILDING K).

WHEREAS, the City of Lenexa, Kansas (the "City", also referred to as "Issuer") issued its Industrial Revenue Bonds, 2014 Series, on behalf of College K, LLC ("Company") in the aggregate principal amount of \$7,405,000 (the "Bonds") in connection with the acquisition and equipping of the real property at 11102 Strang Line Road, Lenexa, Kansas and legally described in Schedule "A" attached hereto (the "Project"); and

WHEREAS, the Bonds were issued pursuant to Ordinance No. 5407 passed and approved by the Lenexa Governing Body on November 18, 2014 and pursuant to which BOKF, N.A. was appointed the trustee (the "Trustee"); and

WHEREAS, in connection with the issuance of the Bonds, the City also entered into a Trust Indenture with the Trustee dated as of December 1, 2014 (the "Indenture"); and

WHEREAS, in connection with the issuance of the Bonds, the City as Issuer and Landlord, entered into a Lease with Company dated as of December 1, 2014 (the "Lease") and a Memorandum of Lease is recorded with the Johnson County Records and Tax Administration (the "RTA") at Book 201412, Page 003994; and

WHEREAS, the City entered into a Payment in Lieu of Tax Agreement with Company dated March 5, 2013 (the "PILOT Agreement"); and

WHEREAS, the tax abatement for the Project terminated after tax year 2024. Company notified the City, as Issuer and Landlord, that it desired to exercise its option to purchase the Project pursuant to Article 17 of the Lease and to redeem all of the outstanding Bonds on or about December 12, 2024; and

WHEREAS, Company has provided the required notice to the City, the Trustee and all bondholders and thereafter Company redeemed all of the outstanding Bonds pursuant to Article 17 of the Lease Agreement; and

WHEREAS, on _____ 2025 the Trustee provided the City a written certification that the Company has paid all sums due and owing under the Bonds and the Company paid to the City its fee to exercise Company's option to purchase; and

WHEREAS, the City desires to terminate the Lease and the PILOT Agreement and convey to Company title to the Project and personal property acquired with the Bond proceeds.

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

SECTION ONE: Waiver of Notice. The City hereby waives any deficiency in the notice it received as required by the Bond documents.

SECTION TWO: Approval of Transfer. The City authorizes the transfer by the City to Company of the real property legally described as:

Lot 1, College Crossing South, a subdivision of land in the City of Lenexa, Johnson County, Kansas

free and clear of all liens and encumbrances except:

- (a) Permitted Encumbrances as defined in the Lease;
- (b) those to which title was subject on the date of conveyance to the Issuer of the Project, or to which title became subject with the Company or its successors and assigns written consent, or which resulted from any failure of the Company or its successors and assigns to perform any of its covenants or obligations under the Lease;
- (c) taxes and assessments, general and special, if any, which have been assessed but not yet paid; and
- (d) the rights of any party having condemned or who is attempting to condemn or use for a limited period, all or any part of the Project; and

Prior to such transfer, the City shall have received the \$1,000 a provided in the lease, a certificate of the Trustee that the Bonds have been paid in full and confirmation by the City Attorney that all other requirements of the Bond documents relating to the exercise of the purchase option have been satisfied, including, but not limited to, payment of any fees and expenses in connection with this transaction.

SECTION THREE: Authorization of Documents. The City approves the Kansas Special Warranty Deed, the Termination of Lease and PILOT Agreements, and General Bill of Sale, in substantially the same form presented to and reviewed by the Governing Body at this City Council meeting.

SECTION FOUR: Execution of Documents. The Mayor is authorized and directed to execute the Kansas Special Warranty Deed, the Termination of Lease and PILOT Agreements; and the General Bill of Sale and the City Clerk is hereby authorized and directed to attest to such documents, for and on behalf of the City. The City Clerk shall cause the Special Warranty Deed and the Termination of Lease and PILOT Agreements to be recorded with the Johnson County RTA, with such changes therein as shall be approved by the officer of the City executing such documents, such officer's signatures thereon being conclusive evidence of the City's approval thereof.

SECTION FIVE: Further Authority. The Mayor, City Manager, City Attorney and City Clerk are authorized to execute such other documents, certificates and UCC termination statements as may be necessary to transfer the Project, terminate all interest of the City in the Project and carry out the intent of this Resolution, provided such documents are first reviewed and approved by the City Attorney

SECTION SIX: Effective Date. This Resolution shall take effect and be in force from and after its adoption.

ADOPTED by the Lenexa City Council this 15th day April, 2025.

APPROVED by the Mayor this 15th day April, 2025.

[Rest of Page Intentionally Left Blank. Signature Pages Follow.]

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 5

SUBJECT: 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)

CONTACT: Sean McLaughlin, City Attorney

DATE: April 15, 2025

ACTION NEEDED:

Adopt resolutions terminating the lease, base lease and payment in lieu of taxes (PILOT) agreements associated with the City's industrial revenue bonds (IRBs) (Waterside Residences at Quivira Road - Phases 1 & 2).

PROJECT BACKGROUND/DESCRIPTION:

The Waterside Residences at Quivira Road located at 8201 Quivira Road is a multi-family project that was constructed in two phases in 2017 and 2018. For Phase 1, the City issued \$47 million in IRBs in December 2017 on behalf of WRQ Associates SPE, LLC, PERG Waterside SPE, LLC, and PROM Waterside SPE, LLC (collectively, the "Company"). For Phase 2, the City issued \$14.5 million in IRBs in September 2018 on behalf of the Company. The City also entered into a six-year tax abatement and PILOT with the Company for each phase. BOKF is the trustee on the IRBs for each phase ("Trustee").

The tax abatements have terminated and the Company desires to exercise its purchase option and redeem the IRBs for both phases. Upon redemption of the IRBs and Trustee Certification, the City will terminate the PILOT, lease, and base lease with the Company for Phases 1 and 2. The City Attorney will hold the termination documents in escrow pending receipt from the Trustee of its certification that all associated costs with the IRB redemption have been paid in full. Upon receipt of such written Trustee Certification, the City Attorney will record the Termination of Lease, Base Lease, and PILOT for each phase of the project.

The City is using its standard termination documents, which are available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The PILOTs have terminated and Phases 1 and 2 are back on the tax roll at full value for tax year 2025. Prior to development, the property paid a minimal amount of annual property taxes and it is estimated the property will pay approximately \$1,275,000 in annual property taxes for 2025. During the tax abatement, the property paid a total of \$1,597,737 in PILOT payments.

STAFF RECOMMENDATION:

Adopt the resolutions.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map
2. Resolution - Phase 1
3. Resolution - Phase 2



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

Waterside Residences at Quivira Road Phase 1 & Phase 2



0 150 300 600
Feet

RESOLUTION NO. 2025 -

A RESOLUTION AUTHORIZING THE CITY OF LENEXA, KANSAS TO TERMINATE A BASE LEASE AGREEMENT, TERMINATE A LEASE AGREEMENT, AND TERMINATE A PILOT AGREEMENT WITH WRQ ASSOCIATES SPE, LLC, PERG WATERSIDE SPE, LLC, AND PROM WATERSIDE SPE, LLC (TENANT) PERTAINING TO INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW) SERIES 2017 FOR PROPERTY LOCATED AT 8201 QUIVIRA ROAD, LENEXA, KANSAS (WATERSIDE RESIDENCES AT QUIVIRA ROAD – PHASE 1).

WHEREAS, the City issued its Industrial Revenue Bonds, Series 2017 (Waterside Residences at Quivira Road – Phase 1) (the “Bonds”), on behalf of WRQ Associates, LLC, Perg Waterside, LLC and Prom Waterside, LLC (collectively, the “Original Tenant”) in the aggregate original principal amount of \$47,000,000 (the “Bonds”) in connection with the acquisition constructing and equipping a multi-family commercial project at 8201 Quivira Road, Lenexa, Kansas (the “Project”); and

WHEREAS, the Bonds were issued pursuant to Ordinance No. 5628 which was passed and approved by the Lenexa Governing Body on December 5, 2017 and pursuant to which BOKF, N.A. was appointed the trustee (the “Trustee”); and

WHEREAS, in connection with the issuance of the Bonds, the City entered into the Trust Indenture with Trustee dated as of December 1, 2017, as amended by the First Supplemental Trust Indenture dated September 1, 2018 (collectively, the “Indenture”); and

WHEREAS, in connection with the issuance of the Bonds, the City as Issuer and Landlord, entered into a base lease with the Original Tenant dated as of December 1, 2017 (the “Original Base Lease”) and a Memorandum of Base Lease is recorded with the Johnson County Records & Tax Administration (RTA) at Book 201712, Page 007131 (the “Memorandum of Base Lease”), creating a leasehold estate in certain real estate and improvements thereon; and

WHEREAS, in connection with the issuance of the Bonds, the City as Issuer and Landlord, entered into a lease with the Original Tenant dated as of December 1, 2017 (the “Original Lease”) and a Memorandum of Lease is recorded with the Johnson County Records & Tax Administration (RTA) at Book 201712, Page 007132 (the “Memorandum of Lease”), creating a leasehold estate in certain real estate and improvements thereon; and

WHEREAS, the City entered into a Payment in Lieu of Tax Agreement with the PERG Buildings (“Original Company”) dated as of June 2, 2015, which was subsequently assigned to Original Tenant pursuant to an

Assignment and Assumption of Payment in Lieu of Tax Agreement dated April 4, 2017 (collectively, the "PILOT Agreement"); and

WHEREAS, pursuant to an Assignment and Assumption of Base Lease, Lease and Payment in Lieu of Tax Agreement – Waterside Multi-Family Project (Phase 1) (the "Assignment") dated September 28, 2018 recorded with the RTA at Book 201810, Page 001130 (the "Assignment"), between Original Tenant and Tenant, the Original Tenant assigned all of its rights, duties, interests and obligations under the Original Base Lease, Original Lease and PILOT Agreement to Tenant, and the Tenant assumed all of the covenants, agreements, obligations and liabilities of the Original Tenant under the Original Base Lease, Original Lease and PILOT Agreement; and

WHEREAS, in connection with the Assignment, the City and Tenant entered into a First Supplemental Base Lease dated September 1, 2018 (the "First Supplemental Base Lease" together with Original Base Lease, the "Base Lease") and recorded a Memorandum of First Supplemental Base Lease with the RTA at Book 201810, Page 001131, and a First Supplemental Lease dated September 1, 2018 (the "First Supplemental Lease" together with Original Lease, the "Lease") and recorded a Memorandum of First Supplemental Lease with the RTA at Book 201810, Page 001132, to clarify the duties and obligations of the Tenant under the Base Lease and Lease; and

WHEREAS, Tenant has provided the required notice to the City, the Trustee and all bondholders and thereafter Tenant redeemed all of the outstanding Bonds pursuant to Base Lease, Lease and Trust Indenture; and

WHEREAS, on _____ the Trustee provided the City a written certification that the Tenant has paid all sums due and owing under the Bonds and the Tenant paid to the City its fee to exercise Tenant's option to purchase; and

WHEREAS, the City desires to terminate the Base Lease, Lease and the PILOT Agreement and to take such action at its regularly scheduled April 15, 2025 City Council meeting with approval, execution and release of the documents subject to the terms and conditions provided herein.

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

SECTION ONE: Conditions Precedent. This resolution and the actions described herein are contingent upon: (1) the City's receipt of payment on or about April 15, 2025 by Tenant of \$1,000.00 payable to the City as required by the Lease (the "City Fee"); (2) Tenant's execution of the Termination of Lease Agreement and Termination of Base Lease (the "Document Execution") on or about April 15, 2025; and (3) receipt from the Trustee of a written certification of Trustee, on a form approved by the City Attorney, verifying the Bonds matured and were fully paid

and there is no remaining outstanding principal balance or other costs and fees as permitted by the Bond documents associated with the Bonds (the "Trustee Certification"). Collectively, the City Fee, the Document Execution and the Trustee Certification constitute the "Contingencies".

SECTION TWO: Approval of Transfer. Provided the Contingencies are satisfied, transfer by the City of the Project is hereby approved, upon the terms and conditions set forth in the termination documents and herein.

SECTION THREE: Authorization of Documents. Provided the Contingencies are satisfied, the City approves the Termination of Lease, Base, and PILOT Agreement, and any other documents necessary to carry out the terms of this Resolution in substantially the same form presented to and reviewed by the Governing Body of the City at this meeting, with such minor changes therein as shall be approved by the officer of the City executing such documents, such officer's signatures thereon being conclusive evidence of the City's approval.

SECTION FOUR: Execution & Delivery of Documents. Upon satisfaction of the Contingencies, the Mayor is authorized and directed to execute the Termination of Lease, Base Lease, and PILOT Agreement, and any other documents necessary to carry out the terms of this Resolution and the City Clerk is hereby authorized and directed to attest to such documents, for and on behalf of the City. The City Clerk shall cause the Kansas and the termination agreements to be recorded with the Johnson County RTA, with such changes therein as shall be approved by the officer of the City executing such documents, such officer's signatures thereon being conclusive evidence of the City's approval thereof.

SECTION FIVE: Further Authority. The Mayor, City Manager, City Attorney and City Clerk are authorized to execute such other documents, certificates and UCC termination statements as may be necessary to transfer the Project, terminate all interest of the City in the Project and carry out the intent of this Resolution, provided such documents are first reviewed and approved by the City Attorney

SECTION SIX: Effective Date. This Resolution shall take effect and be in force from and after its adoption.

ADOPTED by the Governing Body this 15th day April, 2025.

APPROVED by the Mayor this 15th day April, 2025.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney

RESOLUTION NO. 2025 -

A RESOLUTION AUTHORIZING THE CITY OF LENEXA, KANSAS TO TERMINATE A BASE LEASE AGREEMENT, A LEASE AGREEMENT, AND A PILOT AGREEMENT WITH WRQ ASSOCIATES SPE, LLC, PERG WATERSIDE SPE, LLC, AND PROM WATERSIDE SPE, LLC (TENANT) PERTAINING TO INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW) SERIES 2018 FOR PROPERTY LOCATED AT 8201 QUIVIRA ROAD, LENEXA, KANSAS (WATERSIDE RESIDENCES AT QUIVIRA ROAD – PHASE 2).

WHEREAS, the City issued its Industrial Revenue Bonds, Series 2018 (Waterside Residences at Quivira Road – Phase 2) (the “Bonds”), on behalf of the Tenant in the aggregate original principal amount of \$14,500,000 (the “Bonds”) in connection with the acquisition constructing and equipping a multi-family commercial project at 8201 Quivira Road, Lenexa, Kansas (the “Project”); and

WHEREAS, the Bonds were issued pursuant to Ordinance No. 5679 which was passed and approved by the Lenexa Governing Body on September 18, 2018 and pursuant to which BOKF, N.A. was appointed the trustee (the “Trustee”); and

WHEREAS, in connection with the issuance of the Bonds, the City entered into the Trust Indenture with Trustee dated September 1, 2018 (collectively, the “Indenture”); and

WHEREAS, in connection with the issuance of the Bonds, the City as Issuer and Landlord, entered into a base lease with the Tenant dated as of September 1, 2018 (the “Base Lease”) and a Memorandum of Base Lease is recorded with the Johnson County Records & Tax Administration (RTA) at Book 201810, Page 001413 (the “Memorandum of Base Lease”), creating a leasehold estate in certain real estate and improvements thereon; and

WHEREAS, in connection with the issuance of the Bonds, the City as Issuer and Landlord, entered into a lease with the Tenant dated as of September 1, 2018 (the “Lease”) and a Memorandum of Lease is recorded with the Johnson County Records & Tax Administration (RTA) at Book 201810, Page 001414 (the “Memorandum of Lease”), creating a leasehold estate in certain real estate and improvements thereon; and

WHEREAS, the City entered into a Payment in Lieu of Tax Agreement with the WRQ Associates, LLC, PERG Waterside, LLC and PROM Waterside, LLC (“Original Company”) dated as of May 16, 2017 which was subsequently assigned to Tenant pursuant to an Assignment and Assumption of Payment in Lieu of Tax Agreement dated September 28, 2018 (collectively, the “PILOT Agreement”); and

WHEREAS, the tax abatement on the Property terminated after tax year 2024. On or about December 12, 2024, Tenant notified the City, as Issuer, that it desired to exercise its option to terminate the Base Lease and the Lease, and to waive any notice periods, and to redeem all of the outstanding Bonds; and

WHEREAS, the City desires to terminate the Base Lease, Memorandum of Base Lease, Lease, Memorandum of Lease and the PILOT Agreement and to take such action at its regularly scheduled April 15, 2025 City Council meeting with approval, execution and release of the documents subject to the terms and conditions provided herein.

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

SECTION ONE: Conditions Precedent. This resolution and the actions described herein are contingent upon: (1) the City's receipt of payment on or before April 15, 2025 by Tenant of \$1,000.00 payable to the City as required by the Lease (the "City Fee"); (2) Tenant's execution of the Termination of Base Lease, Lease and PILOT Agreement (the "Document Execution") on or before April 15, 2025; and (3) receipt from the Trustee of a written certification of Trustee, on a form approved by the City Attorney, verifying the Bonds matured and were fully paid and there is no remaining outstanding principal balance or other costs and fees as permitted by the Bond documents associated with the Bonds (the "Trustee Certification"). Collectively, the City Fee, the Document Execution and the Trustee Certification constitute the "Contingencies".

SECTION TWO: Approval of Transfer. Provided the Contingencies are satisfied, transfer by the City of the Project is hereby approved, upon the terms and conditions set forth in the termination documents and herein.

SECTION THREE: Authorization of Documents. Provided the Contingencies are satisfied, the City approves the Termination of Lease, Base, and PILOT Agreement, and any other documents necessary to carry out the terms of this Resolution in substantially the same form presented to and reviewed by the Governing Body of the City at this meeting, with such minor changes therein as shall be approved by the officer of the City executing such documents, such officer's signatures thereon being conclusive evidence of the City's approval.

SECTION FOUR: Execution & Delivery of Documents. Upon satisfaction of the Contingencies, the Mayor is authorized and directed to execute the Termination of Lease, Base Lease, and PILOT Agreement, and any other documents necessary to carry out the terms of this Resolution and the City Clerk is hereby authorized and directed to attest to such documents, for and on behalf of the City. The City Clerk shall cause the Kansas and the termination agreements to be recorded with the Johnson County RTA, with such changes therein as shall

be approved by the officer of the City executing such documents, such officer's signatures thereon being conclusive evidence of the City's approval thereof.

SECTION FIVE: Further Authority. The Mayor, City Manager, City Attorney and City Clerk are authorized to execute such other documents, certificates and UCC termination statements as may be necessary to transfer the Project, terminate all interest of the City in the Project and carry out the intent of this Resolution, provided such documents are first reviewed and approved by the City Attorney

SECTION SIX: Effective Date. This Resolution shall take effect and be in force from and after its adoption.

ADOPTED by the Governing Body this 15th day April, 2025.

APPROVED by the Mayor this 15th day April, 2025.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 6

SUBJECT: Consideration of a rezoning and preliminary plan known as 11217 Lakeview Avenue for an office and general wholesale/warehousing use

CONTACT: Scott McCullough, Community Development Director

DATE: April 15, 2025

ACTION NEEDED:

a. Pass an ordinance rezoning property located at 11217 Lakeview Avenue from the CP-O, Planned General Office District to the BP-2, Planned Manufacturing District; and

b. Approve the companion preliminary plan.

APPLICANT:

Mark Morris, NMS LLC

OWNER:

Mark Morris, NMS LLC

DESIGN PROFESSIONAL:

Paul Lafave, CBRE

PROPERTY LOCATION/ADDRESS:

11217 Lakeview Avenue

PROJECT BACKGROUND/DESCRIPTION:

The applicant, Mechanical Sales Midwest, requests the rezoning of property located at 11217 Lakeview Avenue from the CP-O, Planned General Office District, to the BP-2, Planned Manufacturing District, to allow mechanical equipment sales. The company is relocating from 11301 Strang Line Road in Lenexa.

The building was previously rezoned from BP-2 to CP-O to accommodate hospital and medical office uses. The applicant proposes to rezone the property back to BP-2 and use the building for general wholesale/warehousing and office uses in conjunction with a mechanical and industrial equipment sales company. The rezoning request includes a companion preliminary plan that reflects a four-acre lot with an existing 36,000-square-foot building in Southlake Business Park. The plan includes installing new dock doors on the east side of the building. Improvements will be made to the parking lot and deferred maintenance of the site and building will be completed as the applicant occupies the building.

STAFF RECOMMENDATION:

Pass the ordinance and approve the companion preliminary plan.

PLANNING COMMISSION ACTION:

This item was considered as Regular Agenda Item 4 at the March 31, 2025, Planning Commission meeting. A public hearing was held at this meeting. No one from the public spoke at the Planning

Commission meeting. The Planning Commissioners discussed the current zoning designation of CP-O for this site and concluded the proposed zoning change is consistent with the Southlake Business Park.

Chairman Poss entertained a motion to recommend **APPROVAL** to rezone property from CP-O to BP-2 zoning districts to allow mechanical equipment sales at the site located at 11217 Lakeview Avenue. Moved by Commissioner Jamison, seconded by Commissioner Katterhenry, and carried by a unanimous vote.

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for 11217 Lakeview Avenue. Moved by Commissioner Katterhenry, seconded by Commissioner Horriner, and carried by a unanimous 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
4. Ordinance



Document Path: C:\Users\cddavidd\OneDrive - City of Lenexa\Documents\ArcGIS\Projects\MyProject\City_Council_Packet_Template.aprx

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

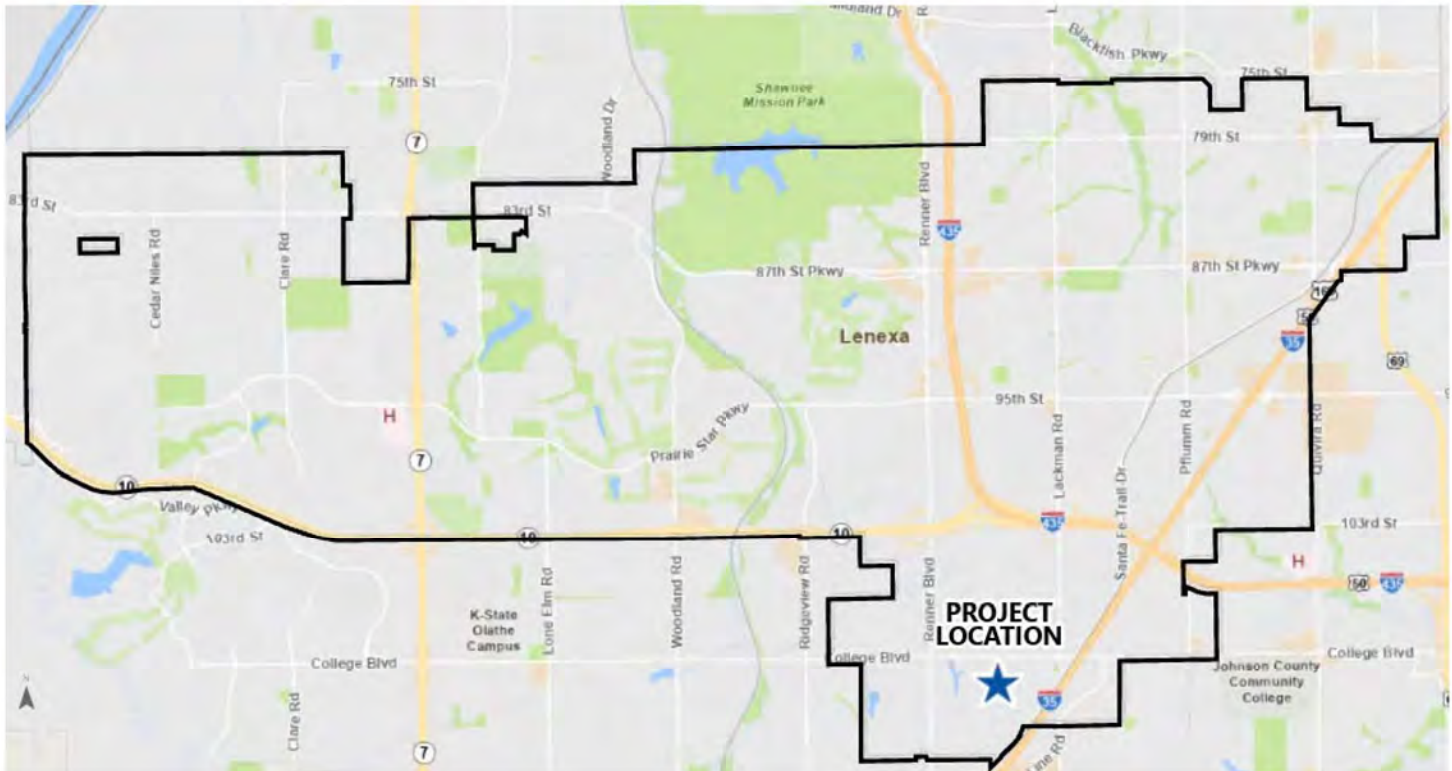
11217 Lakeview Avenue Rezoning and Preliminary Plan



0 300 600 1,200
Feet

11217 LAKEVIEW AVENUE

Project #:	RZ25-02 & PL25-04P	Location:	11217 Lakeview Avenue
Applicant:	Mark Morris, NMS LLC	Project Type:	Rezoning & Preliminary Plan
Staff Planner:	Dave Dalecky	Proposed Use:	Office, General Wholesale/warehousing



PROJECT SUMMARY

The applicant requests approval to rezone the property at 11217 Lakeview Avenue from the CP-O, Planned General Office District, to the BP-2, Planned Manufacturing District, and requests preliminary plan approval to construct two new dock drives at the back, or east side, of the building and modify circulation and parking to accommodate the new docks. The site contains one existing 36,000 square-foot building and 144 parking spaces. The site has been zoned CP-O for several decades and was previously used as a medical facility. The building was constructed in 1996.

Rezoning is requested to allow the Wholesale and Warehousing, General and Office uses in the building. The building has been unoccupied for several years, and maintenance of the site has been deferred for the building and the site, including the parking lot. Rezoning the site to the BP-2 District will allow for both wholesale/warehouse and the associated office and sales uses. A preliminary plan is required with the rezoning request. A public hearing is required for the rezoning request.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

The site is located at the northeast corner of 113th Street and Lakeview Avenue in the Southlake Business Park. The site contains a one-story building and its associated parking and loading area. The building was originally built in 1996 and was most recently the Minimally Invasive Surgical Hospital (MISH). The hospital moved to a different location in 2021 and the building has been unoccupied since.

LAND AREA (AC)	BUILDING AREA (SF)	CURRENT ZONING	COMP. PLAN
4.02	36,000	CP-O	Business Park



Exhibit 1: Aerial Image of Subject Site

LAND USE REVIEW

The proposed rezoning request will allow the property to be used as light industrial space, including wholesaling, warehousing, and supporting office uses. Per [Section 4-1-B-19](#) of the Unified Development Code, the proposed uses are allowed in the BP-2 Zoning District, which is intended for high-quality industrial park environments of a light industrial nature. The site was originally zoned BP-2 when Southlake Business Park was initially developed. The site was rezoned to CP-O in 2004. A hospital is an allowed use in the BP-2 Zoning District; therefore, the rezoning to CP-O was not done specifically to allow the MISH Hospital use.

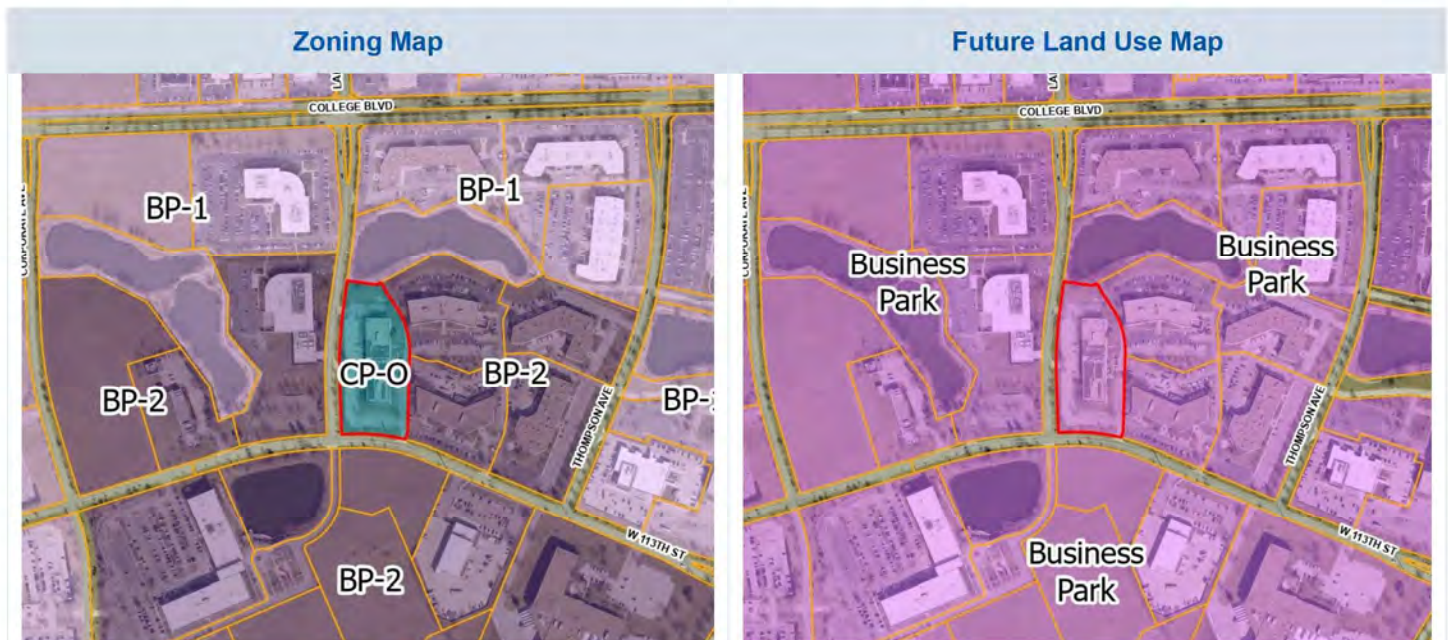
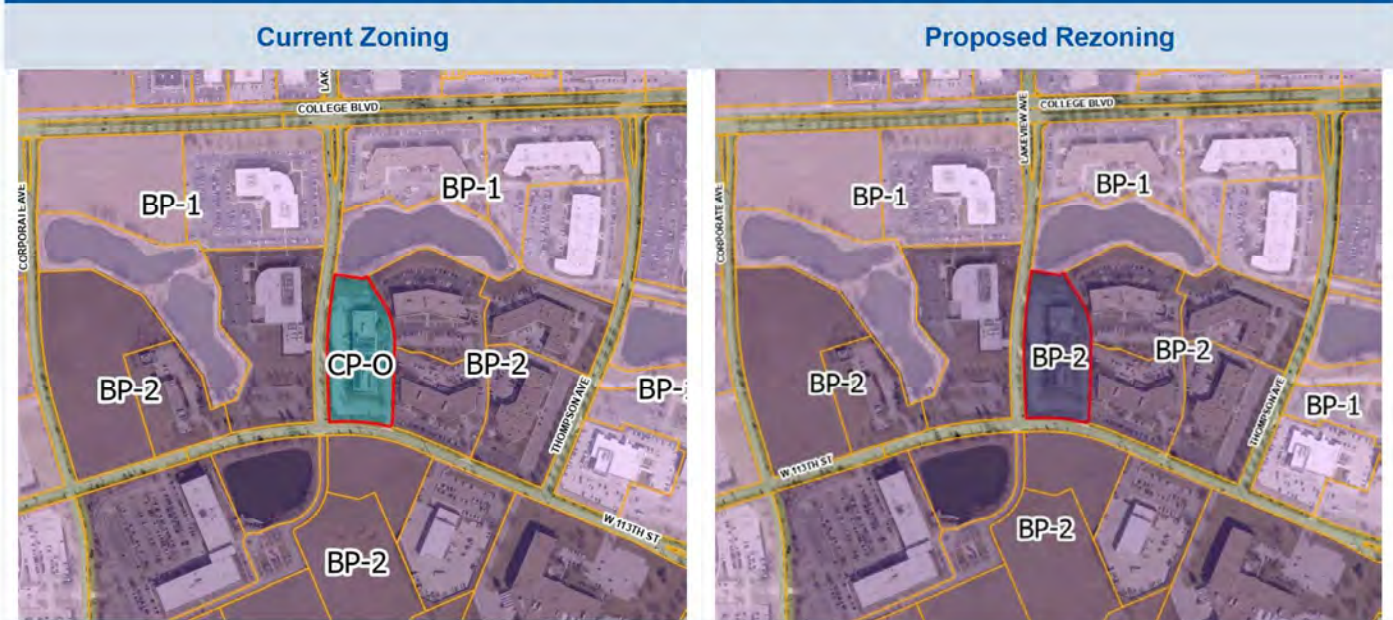


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Designation	Zoning	Current Use
Subject Property	Business Park	CP-O, Planned General Office District	Hospital (previous use, now unoccupied)
North	Business Park	BP-1, Planned Business Park District	Wholesale and warehousing, general
South	Business Park	BP-2, Planned Manufacturing District	Undeveloped land
East	Business Park	BP-2, Planned Manufacturing District	Wholesale and warehousing, general
West	Business Park	BP-2, Planned Manufacturing District	Office

REZONING REVIEW

TABLE 2: REZONING ANALYSIS



Staff provides the following analysis for the review criteria within [Section 4-1-G-5](#) of the UDC.

1. The character of the neighborhood.

The character of the neighborhood is a business park with light industrial and office uses. The business park is known as Southlake Business Park. The Southlake Business Park extends from College Boulevard at the north and to approximately 116th Street to the south, approximately from I-35 to the east, and Renner Boulevard to the west. The business park was developed with the intention to provide amenities for its users via outdoor spaces and trails around the various detention ponds throughout the area. The region has developed with a mix of various sized buildings and uses including office, data center, commercial construction, a mix of office and distribution uses, and warehousing.

2. The zoning and use of properties nearby.

The site is located in the Southlake Business Park. The adjacent development is zoned BP-1 or BP-2. The surrounding land use and zoning designations are listed in Table 1 of this report.

3. The suitability of the subject property for the uses to which it has been restricted.

The property is suited for office and industrial uses. The site is within a business park region with a variety of industrial and light industrial uses. The current uses are typical industrial activities such as warehousing and distribution along with office uses, manufacturing, mechanical equipment sales and service. The request to rezone the property to BP-2 is to allow uses to include wholesale/warehousing center with its associated office, sales, and training. By rezoning the property to BP-2, the entire 36,000 square feet may be occupied by wholesale and warehousing uses. The BP-2 Zoning District is intended for high-

quality planned industrial park environments and well-designed business centers or single-tenant facilities to accommodate moderate- to high-intensity light industrial uses.

4. The extent to which the proposed use will detrimentally affect nearby property.

The proposed use will not detrimentally affect nearby property. The requested change of zoning districts will allow the same uses now occurring within the surrounding properties. The proposed rezoning returns the site to the designation that the site was originally zoned upon developing the Southlake Business Park. The result is a more well-integrated business park of compatible uses. It is Staff's opinion the activity conducted on the site will not change to a level that creates a negative effect on adjacent developments.

5. The length of time the subject property has remained vacant as zoned.

The site has been developed with the existing building and parking since 1996. The building has been unoccupied since 2021.

6. The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

It is Staff's opinion that denial of this rezoning would have no gain to public health, safety, or welfare.

7. Recommendation of City's permanent professional staff.

See Staff's recommendation and the end of this report.

8. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.

The Future Land Use Map (FLU) of the Comprehensive Plan designates the site for Business Park uses. The BP-2 Zoning District permits wholesaling, manufacturing, and warehouse operations, research and office uses, and ancillary retail sales. The BP-2 Zoning District is intended for high-quality business centers that are predominately light industrial in nature. It is Staff's opinion that the Business Park FLU category is well suited for the BP-2 zoning designation.

9. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.

The site is in a developed area of the City. Adequate utilities and services are provided to the subject property.

10. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.

It is Staff's opinion the proposed use will not adversely impact the capacity or the safety of the street network or present a parking problem in the vicinity of the site. The site contains 144 parking stalls. The site has more than the required number of parking stalls per the minimum parking requirements of the UDC. Lakeview Avenue is designated as a local street and 113th Street is designated as a collector. Both

streets currently have commercial vehicle traffic. Rezoning the site from CP-O to BP-2 is unlikely to have a measurable impact to vehicle traffic on the surrounding street network.

TABLE 3: PARKING STANDARDS

Use	Standard		Required	Provided
Office	1 space per 250 square feet	30,000-33,000 square feet	120-132	-
Warehouse	1 space per 1,500 square feet	3,000-6,000 square feet	2-4	-
TOTAL		36,000 square feet	<u>134-124</u>	144

11. The environmental impacts the proposed use will generate including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.

The site is currently a developed lot with one building and parking with connections to neighboring sites to the east. The applicant is proposing to add two loading docks at the back, or east side, of the building. Although there may be an increase in idling trucks associated with the warehousing use, which has the potential to increase noise and air pollution, this property is within an existing business park with similar zoning on all sides, and so the proposed zoning district and use are compatible with the surrounding area and its zoning.

12. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.

The site is currently a developed lot and very minimal site changes that effect stormwater will occur as part of this rezoning or preliminary plan.

13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.

The preliminary plan shows the building and other site features comply with the minimum bulk and area requirements of the UDC.

PRELIMINARY PLAN REVIEW

The site is one lot totaling 4.06 acres and contains one building and associated parking. Access into the site is from a drive onto Lakeview Avenue and from a shared drive onto 113th Street. The existing building is one-story and totals 36,000 square feet in area.

The applicant proposes to construct two new dock drives at the back, or east side, of the building. The two docks will be at grade and the truck ramp will be recessed so the trailer bed will be at grade for loading and unloading. The new dock configuration will require some reconstruction of the drives along the east side of the site. These drives are used by the adjacent development for access to the surrounding streets. Coordination for access will need to be among the surrounding businesses prior to reconstruction of the drives.

A mechanical court and trash enclosure are at the back, or east side, of the building. Both structures are constructed of wood, similar to a privacy fence. These structures are dilapidated and must be reconstructed with any renovations to the building or site. New structures should be constructed of more durable material such as a masonry or concrete and finished to resemble the appearance of the building.

DIMENSIONAL STANDARDS

The site is an existing building with parking and drive aisles. The existing features comply with the dimensional standards. The proposed loading dock design will be reviewed in detail with a final plan submittal.

PUBLIC IMPROVEMENTS

Although there may be some minimal curb work in the site modifications, in general there are not any new / typical public improvements as would be expected of new site construction.

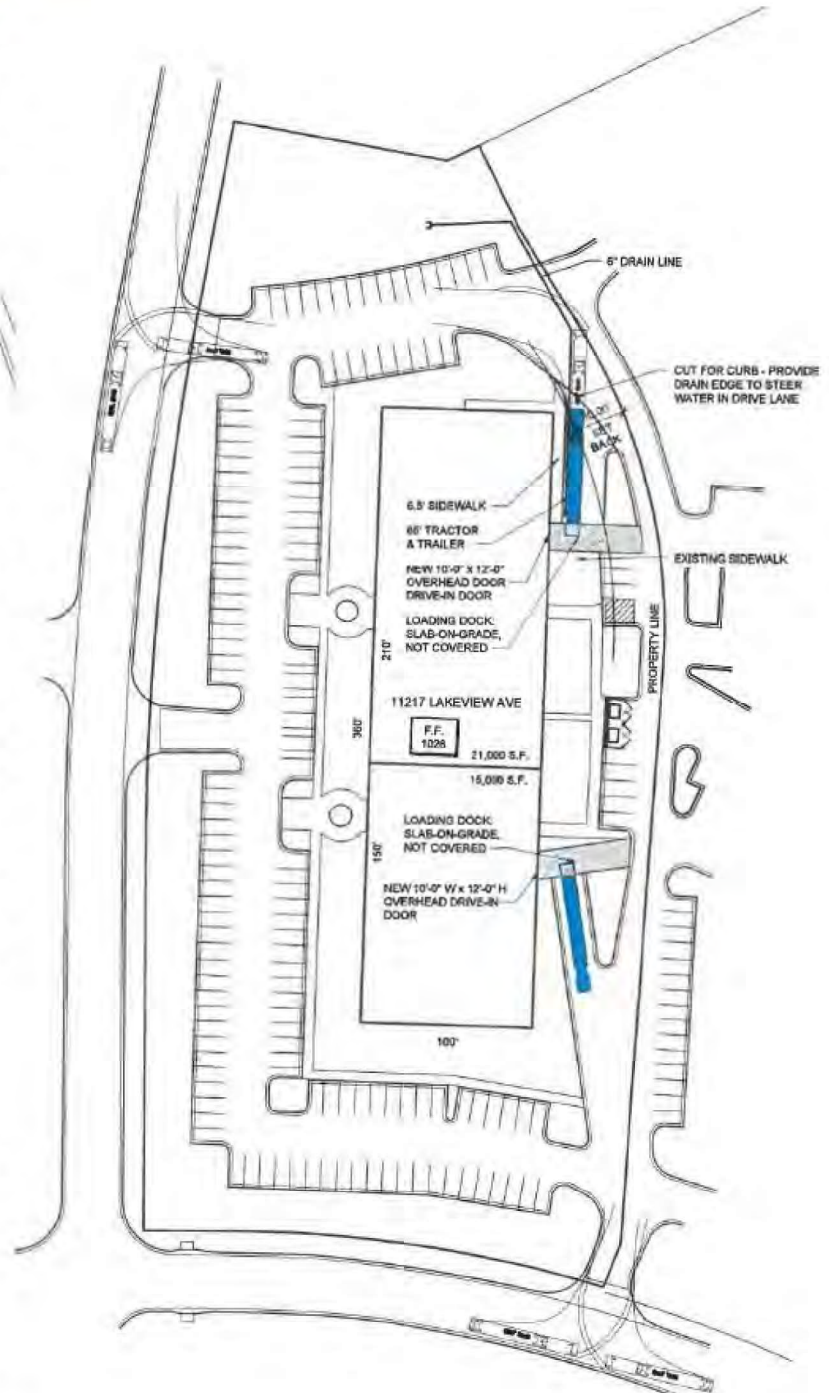


Exhibit 2: Site plan (to the right).

ACCESS, TRAFFIC, AND PARKING

The parking areas are double-loaded drives between the building and the street. Parking areas are along the west and south sides of the building. Circulation is provided around the entirety of the building to access the loading areas on the back, or east side, of the building. The site has more parking than is required for the proposed use.

Two drive entrances provide access into the site and access to adjacent buildings. The access is established by easement. The new occupant will receive deliveries from semi tractor trucks which will enter the site from these two drives. The drive entrances do not appear to be able to accommodate the turning movements of semi tractor trailers. The drive entrances will need to be reconstructed so the curb edges are wide enough for semi tractors and trailers to circulate through the site. Reconfiguring the curbs at the vehicle entrances will be reviewed in detail with a final plan submittal.

The paved surface of the parking lot is also in poor condition. Resurfacing and restriping of the parking lot will be required with any new modification of the site or occupancy of the building.

FIRE PREVENTION

The Fire Department reviewed the documents based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged.

LIGHTING

The site has existing parking lot lighting and building mounted lighting. No additional lighting is shown with the preliminary plan. A photometric plan is required with a final plan submittal. If additional lights are to be installed, the final plan shall include a new photometric plan.

LANDSCAPING

The site is a developed site with existing landscaping. A site survey has been provided which shows the number of trees installed and identifies clusters of shrubs and groupings of ornamental plantings. Several trees and shrubs are noticeably in poor condition, have been removed from the site, or are dead. The applicant has provided a plan that shows some trees to be removed that conflict with the new dock locations. Any trees which are dead or have been removed shall be replaced and any required trees and shrubs that will be removed for construction of the docks shall be replaced in another location of the site. A landscape plan, sealed by a Landscape Architect, shall be provided with a final plan submittal.

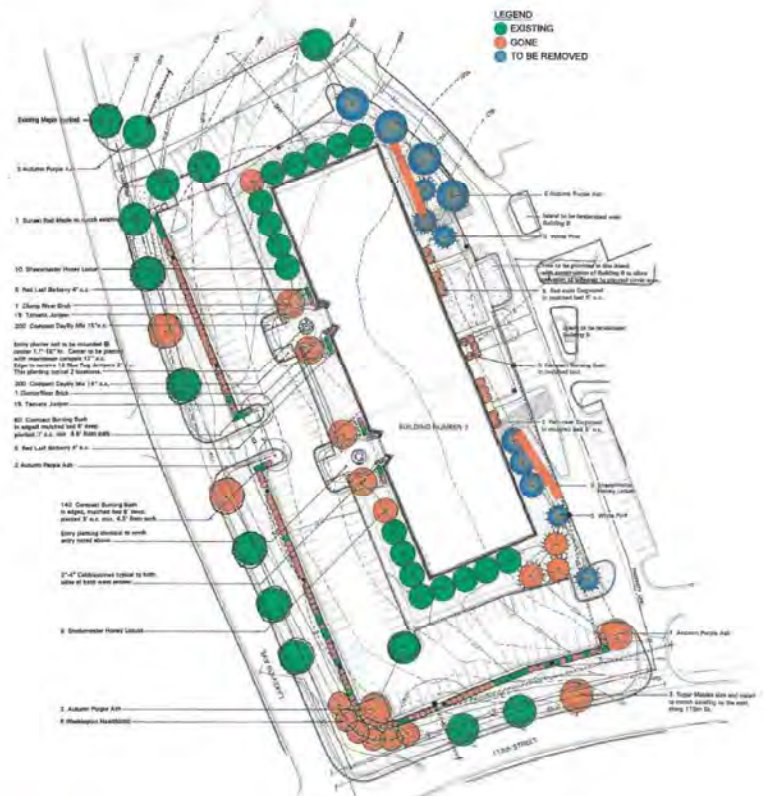


Exhibit 3: Preliminary landscape plan (to the right).

ARCHITECTURE

The rectangular, unarticulated one-story building is constructed of pre-cast concrete with a stucco finish and line of windows throughout the middle of the façade on all sides. The main entrance to the building faces Lakeview Avenue and features a glass façade with pillars on either side of the front doors. There is a red accent stripe along all sides of the building.



Exhibit 4: East Elevation of Southerly Building Street View



Exhibit 5: East Elevation of Northerly Building Street View

The changes to the building will be the addition of the docks on the back, or east side, of the building and addressing any deferred maintenance to include painting and repairing any seals. Additional details of the building will be reviewed at the time of final plan submittal.

SIGNS

The site has a specific sign criteria prepared specifically for the hospital use that occupied the building several years ago. This criteria is for an office use and is applicable to the new tenants. The owner may revise or provide a new sign criteria if the owner chooses to do so. The owner may also accept the sign criteria that applies to the larger Southlake Business Park. Following the most recent sign criteria for the overall business park may be the “simplest” solution for any new sign requests. All new signs require review and approval of a separate sign permit.

DEVIATIONS

The site is a developed site with an existing building, parking, and loading areas. The site is not deficient in any bulk and area code requirements for the BP-2 Zoning District. No deviations are requested with the proposed rezoning and preliminary plan.

REVIEW PROCESS

- This project requires a recommendation from the Planning Commission and approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on April 15, 2025.
- The applicant must submit a final plan application prior to applying for permit(s).
- The applicant must receive permit(s) prior to commencing construction and bring the property maintenance items noted in this report up to standard prior to occupancy of the building.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

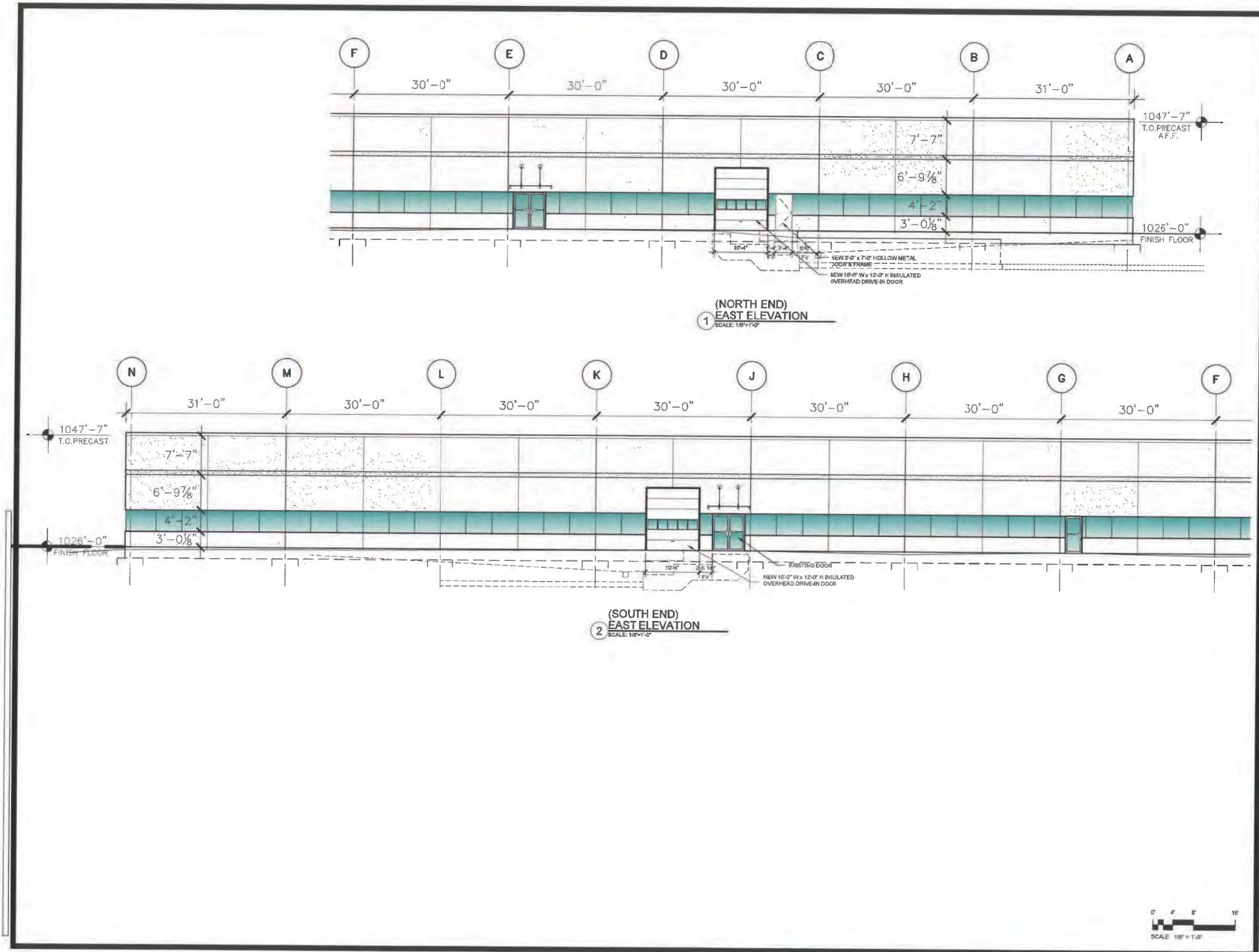
- ★ **Conduct a Public Hearing on the rezoning request.**
- ★ **Staff recommends approval of the proposed rezoning and preliminary plan for 11217 Lakeview Avenue.**
 - The project is consistent with Lenexa's goals through *Responsible Economic Development* to create a *Thriving Economy*.

REZONING

Staff recommends **APPROVAL** of rezoning the property from CP-O, Planned General Office District, to the BP-2, Planned Manufacturing District, for **11217 Lakeview Avenue** located at 11217 Lakeview Avenue.

PRELIMINARY PLAN

Staff recommends **APPROVAL** of the preliminary plan for **11217 Lakeview Avenue** located at 11217 Lakeview Avenue, for Wholesale and Warehousing, General and Office uses, with no conditions.



NOLTE & ASSOCIATES, P.A.
 ARCHITECTS/PLANNERS
 3400 REEDS ROAD, SUITE 200
 OVERLAND PARK, KANSAS 66207
 P.O. BOX 10131
 FAX: (913) 322-8277



REMODEL TO:
**SOUTHLAKE
 WAREHOUSE**

11217 Lakeview Ave.
 LAWRENCE, KANSAS 66049

DATE PRINTED:
 19 MARCH 2025

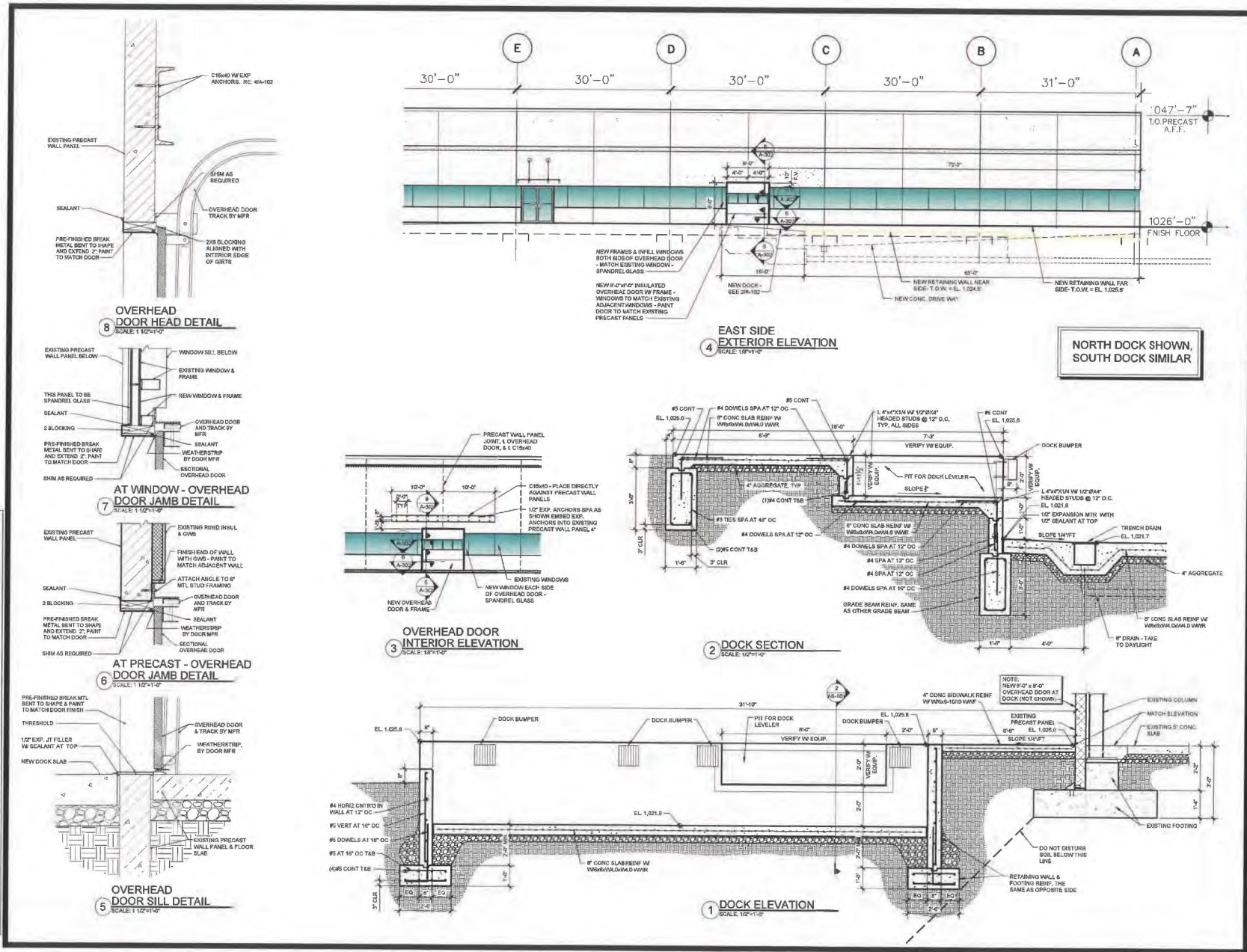
DATE ISSUED:
 3.19.2025

REVISIONS:

ARCHITECTURAL PROJECT NUMBER:
 2025008

**EAST
 ELEVATION**

SHEET NUMBER:
A-101



3.19.2025

NOLTE & ASSOCIATES, P.A.
ARCHITECTS/PLANNERS
8400 REEDS ROAD, SUITE 200
OVERLAND PARK, KANSAS 66207
FAX: (913) 322-4277



REMODEL TO:
**SOUTHLAKE
WAREHOUSE**
11217 Lakeshore Ave.
Lettsworth, Kansas 66219

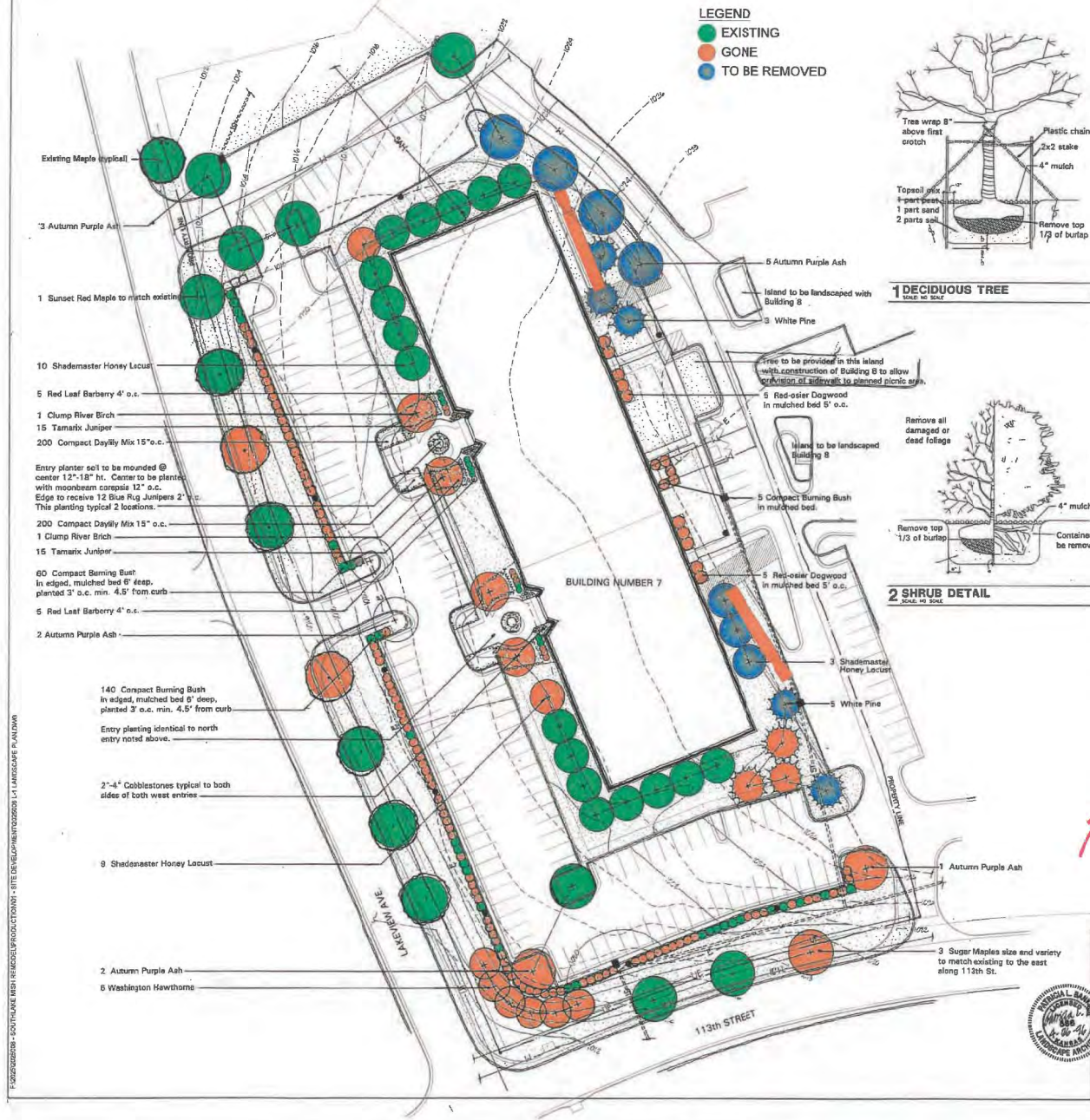
DATE PLOTTED:
19 MAR 2025

DATE: 04/01/2025
3.19.2025

ARCHITECTURAL PROJECT NUMBER
2025008

DETAILS
AND
SECTIONS

SHEET NUMBER
A-102



ALL CONSTRUCTION SHALL COMPLY WITH:
1984 UNIFORM BUILDING CODE
1984 UNIFORM PLUMBING CODE
1984 UNIFORM MECHANICAL CODE
1984 UNIFORM FIRE CODE
1984 LIFE SAFETY CODE
1985 NATIONAL ELECTRICAL CODE
ALL TITLE 30 DESIGN REQUIREMENTS OF THE
AMERICANS WITH DISABILITIES ACT AND
ALL APPLICABLE CODES AND AMENDMENTS
OF THE CITY OF LENEXA, KS.



Utility Notes:
Visual indications of utilities are as shown, as furnished by the project engineer. Locations are approximate and should be verified in the field at the time of construction. For actual, utility, field locations, call 1-800-344-7233.

Power:
KCP & L
913-471-5275

Gas:
KPL Gas Service
913-432-3600

Water:
Johnson Co.
Water Dist. #1
913-722-2882

Telephones:
Southwestern Bell
913-576-1882

Sewer:
Johnson Co. Unified
Wastewater District
913-384-1100

RECEIVED
MAY 09 1995
CITY OF LENEXA
BUILDING INSPECTION

Garstner and Walker Architects

RECEIVED
MAY 09 1995
PLANNING & DEVELOPMENT
LENEXA, KANSAS

L-1

REGULAR AGENDA

4. **Lakeview Building Renovation - Consideration of a rezoning and preliminary plan to allow Wholesale and Warehousing, General and Office uses on property located at 11217 Lakeview Avenue. (Public Hearing)**
 - a. **Consideration of a rezoning from CP-O, Planned General Office District to BP-2, Planned Manufacturing District. RZ25-02**
 - b. **Consideration of a preliminary plan to allow Wholesale and Warehousing, General and Office uses. PL25-04P**

APPLICANT PRESENTATION

Mark Morris, with Mechanical Sales Midwest, shared that the company currently operates at 11301 Strang Line Road in Lenexa. Mr. Morris stated that having been in the market for the past 12 years, the business has experienced considerable success. Currently leasing their facility, they are now exploring the opportunity to purchase a building on Lakeview Avenue to relocate and operate from that location.

STAFF PRESENTATION

David Dalecky presented the Staff Report. Mr. Dalecky stated that the request was to rezone the property located at 11217 Lakeview Avenue in the South Lake Business Park from CPO (Planned Office District) to BP-2 (Planned Manufacturing District), which is one of the two business park districts. He displayed the site location onscreen explaining it was centrally located within the South Lake Business Park, bordered by College Boulevard to the north, I-35 to the east, Renner Boulevard to the west, and extending around 113th to 116th Streets to the south. He displayed the Zoning and Future Land Use map stating that it was consistent with the area's Future Land Use, despite the anomaly of the current CPO zoning. The site was rezoned from Business Park District to CPO in 2004, and a minimally invasive surgical hospital occupied the building with a special use permit under the CPO zoning. The property had always been designated for business park use, so the proposed rezoning aligns with the Future Land Use. He presented the 13 criteria onscreen which are standard considerations in the City's Unified Development Code (UDC) for rezoning and special use permits. The four-acre lot with the existing one-story building is about 36,000 square feet. The applicant's proposed use would require 134 parking spaces, and the site currently has 144 spaces, which is more than sufficient. He displayed the site plan on the screen showing the parking area and several access points, two on Lakeview Boulevard, one on 113th Street, and an access easement connecting to adjacent buildings. The applicant plans to modify the building, adding two new docks at the rear (east side) of the building. Additionally, there is potential for modifications to the site's entry points to accommodate the turning radius of semi-trucks. Any modifications required for the changes will be included in a final plan submission for further review. The parking lot may require milling and overlay, along with the necessary re-striping of parking spaces. Landscaping on the property is also in poor condition in some areas, with missing or dying plants. Any deficient landscaping will be replaced to bring the property into compliance with the approved plan. A new landscape plan will be submitted with the final plan for review. Staff recommends approval of the rezoning, and the preliminary plan as presented in the staff report. This item is scheduled to go before the city council on April 15th.

PUBLIC hearing

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item. No one from the audience came forward.

Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Horine, seconded by Commissioner Wagner, and carried by a unanimous voice vote.

COMMISSION DISCUSSION

Commissioner Burson commented that the surrounding parcels were all zoned BP-2, therefore, rezoning the property to match the rest of the business park made perfect sense and he supported Staff's report.

Chairman Poss asked Staff if they knew why the site in question was rezoned as CPO. Scott McCullough replied that there appeared to be a nuance in what was being done with the hospital, or possibly some ancillary uses, which led to the need for rezoning. Mr. McCullough added that the code might have changed after the fact, which could have driven the rezoning decision. On the surface, it seemed that rezoning wasn't necessary, but the code ultimately required it in order to accommodate the hospital's use. He also clarified that the hospital use might have been allowed by right in the BP-2 zoning district at the time, but without an exhaustive review of the code from 2003 or 2023, it was unclear.

Chairman Poss agreed with Commissioner Burson that it clearly made sense to rezone the site back to its original zoning district of BP-2 and also, as mentioned in the Staff Report, the preliminary plan was a good opportunity to address some of the deferred maintenance on the property that has been happening over the years.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of rezoning the property from CP-O, Planned General Office District, to the BP-2, Planned Manufacturing District, for **11217 Lakeview Avenue** located at 11217 Lakeview Avenue.

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

Chairman Poss entertained a motion to recommend **APPROVAL** of the preliminary plan for **11217 Lakeview Avenue** located at 11217 Lakeview Avenue, for Wholesale and Warehousing, General and Office uses, with no conditions.

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

RZ 25-02

ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY LOCATED AT 11217 LAKEVIEW AVENUE IN THE CP-O, PLANNED GENERAL OFFICE DISTRICT TO BP-2, PLANNED MANUFACTURING DISTRICT.

WHEREAS, on February 25, 2025, Mark Morris, agent for Paramjett Sabharwal, owner of record, filed a request to rezone property located at 11217 Lakeview Avenue in Lenexa, Kansas (the "Property") from the CP-O, Planned General Office District to BP-2, Planned Manufacturing District; and

WHEREAS, on March 31, 2025, the Lenexa Planning Commission held a public hearing to hear the rezoning request. Notice for the public hearing was provided in accordance with K.S.A. 12-757; and

WHEREAS, on March 31, 2025, the Lenexa Planning Commission recommended approval of said rezoning, as reflected in the minute record for said meeting; and

WHEREAS, on April 15, 2025, the Governing Body considered the rezoning request and Planning Commission recommendation, as reflected in the minute record for said meeting; and

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

SECTION ONE: The real estate hereinafter described, now zoned CP-O Planned General Office District, is hereby rezoned to BP-2, Planned Manufacturing Zoning District as reflected in the minute record of the April 15, 2025, Governing Body meeting, to wit:

Lot 5, Block 2 of Southlake Eleventh Plat, a subdivision in the City of Lenexa, Johnson County Kansas.

SECTION TWO: The Community Development Director is hereby directed to amend the series of maps entitled "Official Copy Zoning District Map of the City of Lenexa" as adopted by the City via City Code Section 4-1-A-6(A) in accordance with said rezoning.

SECTION THREE: This Ordinance shall be construed as follows:

- A. Liberal Construction. This Ordinance shall be liberally construed to effectively carry out its purposes that are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.
- B. Savings Clause. The repeal of any ordinance or code section, as provided herein, shall not affect any rights acquired, fines, penalties, forfeitures or

liabilities incurred thereunder, or any action or proceeding commenced under or by virtue of the ordinance or code section repealed. Any ordinance or code section repealed continues in force and effect after the passage, approval, and publications of this Ordinance for the purposes of such rights, fines, penalties, forfeitures, liabilities and proceedings.

- C. Invalidity. If for any reason any chapter, article, section, subsection, sentence, portion, or part of this Ordinance, or the application thereof to any person or circumstance is declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance, the Lenexa City Code, or other ordinances.

SECTION FOUR: This Ordinance shall take effect after publication of an ordinance summary in the City's official newspaper as provided by State law.

PASSED by the Governing Body April 15, 2025.

SIGNED by the Mayor April 15, 2025.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven Shrout, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 7

SUBJECT: 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**

CONTACT: Scott McCullough, Community Development Director

DATE: April 15, 2025

PROJECT BACKGROUND/DESCRIPTION:

The applicant has requested that this item be continued to the May 20, 2025 City Council meeting.

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 8

SUBJECT: 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

CONTACT: Mike Nolan, Assistant City Manager

DATE: April 15, 2025

ACTION NEEDED:

Pass an 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.

PROJECT BACKGROUND/DESCRIPTION:

On April 1, 2025, the City held a special mail-ballot election to renew an existing 0.375% general retailers' sales tax, which funds street maintenance and parks and recreation investments. There were 11,000 total votes cast - a turnout of over 24% of Lenexa's registered voters - with the following results:

	Vote #	Vote %
Yes	8,727	79.3900%
No	2,265	20.6100%
Undervotes (blanks)	8	0.0007%
Overvotes (yes+no marked)	0	0.0000%
Total	11,000	100.0000%

The Johnson County Board of Canvassers met on April 9, 2025, and certified the election results. As state law requires, the City Council must formalize the result by passing an ordinance to levy the newly renewed 0.375% sales tax.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The renewal of the sales tax is estimated to raise nearly \$260 million over 20 years, or approximately \$13 million annually.

STAFF RECOMMENDATION:

Pass the ordinance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Healthy People

Inviting Places

Vibrant Neighborhoods

Integrated Infrastructure & Transportation

Thriving Economy

Guiding Principles

Superior Quality Services

Prudent Financial Management

Strategic Community Investment

Extraordinary Community Pride

Inclusive Community Building

ATTACHMENTS

1. Official Final Election Results
2. Ordinance

STATISTICS

	TOTAL
Registered Voters - Total	44,928
Ballots Cast - Total	11,000
Ballots Cast - Blank	8
Voter Turnout - Total	24.48%

City of Lenexa Question
Vote For 1

	TOTAL	VOTE %
Yes	8,727	79.39%
No	2,265	20.61%
Total Votes Cast	10,992	100.00%
Overvotes	0	
Undervotes	8	
Contest Totals	11,000	

ORDINANCE NO. _____

AN 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.

WHEREAS, pursuant to K.S.A. 12-187, as amended, and Resolution No. 2024-076 adopted on December 3, 2024, the City of Lenexa, Kansas (the “City”), was authorized to submit to the qualified electors of the City the proposition of renewing the City’s three-eighths of one percent (0.375%) general purpose City Retailers’ Sales Tax; and

WHEREAS, on April 1, 2025, the qualified electors of the City, by mail election ballot, voted to approve a renewal of the general purpose City Retailers’ Sales Tax in the amount of 0.375% to continue funding street infrastructure improvements including the maintenance and rebuilding of roads, sidewalks, storm water facilities, and street lighting; the development and maintenance of park and recreation facilities, including trails, parks, and playgrounds and all things necessary to such projects; and other general purposes with such tax to take effect on October 1, 2028, the day following expiration of the existing three-eighths of one percent (0.375%) general purpose City Retailer’s Sales Tax and ending September 30, 2048; and

WHEREAS, pursuant to K.S.A. 12-195, the City is authorized to issue and use sales tax revenue bonds to pay for all or any portion of the cost of public facilities for which the City is authorized to issue general obligation bonds and to pledge revenues received from a local option sales tax.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS, AS FOLLOWS:

SECTION ONE: On the April 1, 2025, a majority of the electors approved the renewal of a general purpose City Retailers’ Sales Tax in the City of Lenexa, Kansas, which revenue will fund, in whole or in part with any other funds for general City purposes, including but not limited to: street infrastructure improvements including the maintenance and rebuilding of roads, sidewalks, storm water facilities, and street lighting; the development and maintenance of park and recreation facilities, including trails, parks, and playgrounds; and all things related to and necessary to construct and finance such projects including bonds and other obligations; therefore, in accordance with K.S.A. 12-187 et seq., as amended, there is hereby levied a renewed general purpose City Retailers’ Sales Tax in the amount of three-eighths of one percent (0.375%) to take effect October 1, 2028, the day following the expiration of the existing three-eighths of one percent (0.375%) general purpose City Retailers’ Sales Tax and such tax shall expire 20 years later on September 30, 2048. The renewed three-eighths of

one percent (0.375%) general purpose City Retailers' Sale Tax will continue in addition to the ongoing one percent (1.0%) City Retailers' Sale Tax currently levied.

SECTION TWO: Except as may otherwise be provided by law, the renewed three-eighths of one percent (0.375%) general purpose City Retailers' Sale Tax shall be identical in its application and exemptions therefrom to the Kansas Retailers' Sales Tax Act and all laws and administrative rules and regulations of the Kansas Department of Revenue relating to the state retailers' sales tax shall apply to such city retailers' sales tax insofar as such laws and regulations may be made applicable. The services of the Kansas Department of Revenue shall be utilized to administer, enforce and collect such tax.

SECTION THREE: This Ordinance shall take effect from and after its passage by the City Council, approval by the Mayor and publication once in the official City newspaper. The City Clerk is hereby directed, within 30 days of its adoption, to deliver to the State Director of Taxation a certified copy of this Ordinance, an affidavit of publication of this Ordinance and a copy of the canvass of votes at such election prepared by the Johnson County Election Commissioner.

PASSED by the City Council this 15th day of April, 2025.

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

CITY OF LENEXA, KANSAS

ATTEST:

By: _____
Julie Sayers, Mayor

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney

APPENDIX



**MINUTES OF THE
APRIL 1, 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 Eiterich, Charlton, Nicks, Arroyo, Williamson, and Herron were present with Mayor Sayers presiding. Councilmembers Handley and Denny were 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 Charlton made a motion to approve the March 18, 2025 City Council meeting draft minutes and Councilmember Eiterich seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

PROCLAMATIONS

Architecture Week April 13-19
Fair Housing Month
National Safe Digging Month
Volunteer Recognition Month

CONSENT AGENDA

1. Approval of the purchase of all necessary equipment for a fuel island and installation from Hoidale, Inc. for the future Western Fueling Station & Salt Storage Facility Project at Freedom Fields and waiving the sealed bid process
This project includes the installation of a new fuel island with two gasoline dispensers and two diesel dispensers, a canopy over the fuel island, and a fuel tank monitoring system. This purchase will include all the necessary software, equipment, components and installation of these items for a total cost of \$329,361.17.
2. Approval of the purchase of a 2,000 Ton salt structure from Greystone Construction for the future Western Fueling Station & Salt Storage Facility Project at Freedom Fields

A new 2,000 ton salt structure will be installed as part of this facility at Freedom Fields. To keep the project on schedule, the salt structure must be ordered ahead of the construction bid process. This purchase is through the Sourcewell cooperative purchasing agreement for a total cost of \$224,475.

3. Approval of the dedication of a permanent sanitary sewer easement to Johnson County Wastewater for the Ad Astra Pool Project
Johnson County Wastewater (JCW) must extend its sanitary sewer across City-owned property for the Ad Astra Pool Project. JCW is requesting a permanent sanitary sewer easement for the placement of the sanitary sewer.
4. Approval of agreements and a bid award for the Green Prairie and Summit Street Reconstruction Project
 - a. Approval of an interlocal agreement with Water District No. 1 of Johnson County (WaterOne)
 - b. Approval of an inspection and materials testing agreement with George Butler & Associates, Inc.
 - c. Bid award to Amino Brothers Co., Inc.
This project consists of pavement removal and reconstruction, subgrade modifications, extensive curb and gutter repairs, targeted sidewalk improvements, streetlight upgrades, and water main replacement in the Green Prairie neighborhood and on Summit Street north of 91st Terrace. The City has coordinated with Water District No. 1 to replace the water main as part of the project and negotiated an agreement in the amount of \$217,636 with George Butler & Associates, Inc. for inspection and material testing services. Amino Brothers Co., Inc. bid \$4,440,212.30 to do the work.
5. Resolution declaring it necessary to appropriate private property for the construction of the Brighton Subdivision Stormwater Improvements Project
This project will rehabilitate existing stormwater infrastructure in the area between Darnell Street and Little Mill Creek, north of 79th Street to the city limits. The estimated project cost is \$1.9 million with the City receiving \$428,855 in cost-share funding from Johnson County.
6. Resolution declaring it necessary to appropriate private property for the construction of the 89th Terrace to 90th Street West of Lackman Stormwater Improvements Project
This project will rehabilitate existing stormwater infrastructure in the area between 89th Street and 91st Terrace, west of Lackman Road. The estimated project cost is \$2,893,116 with the City receiving \$693,116 in cost-share funding from Johnson County.
7. Resolution declaring it necessary to appropriate private property for the construction of the Strang Line South of College Stormwater Improvements Project
This project will rehabilitate existing stormwater infrastructure in the area near Strang Line Road, south of College Boulevard. The estimated project cost is \$1.7 million with the City receiving \$538,903 in cost-share funding from Johnson County.

8. Resolution calling for a public hearing to consider approving Redevelopment Project Plan 3I in the City Center TIF District (AdventHealth – Medical Office Building 2 & Parking Garage)
This resolution is only to provide notice of a public hearing on May 6, 2025, at which time the Governing Body will consider approving Redevelopment (TIF) Project Plan 3I encompassing 0.88 acres in the southwest corner of 86th Street & Renner Boulevard in the City Center TIF District.
9. Resolution calling for a public hearing to consider approving Redevelopment Project Plan 3J in the City Center TIF District (Village at City Center North – Mixed-Use Retail and Commercial Project)
This resolution is only to provide notice of a public hearing on May 6, 2025, at which time the Governing Body will consider approving Redevelopment (TIF) Project Plan 3J encompassing 1.03 acres in the AdventHealth Campus located in the northwest corner of 87th Street Parkway and Scarborough in the City Center TIF District.
10. Resolution calling for a public hearing to consider establishing a community improvement district for the Village at City Center North - Mixed-Use Retail and Commercial Project
Shawnee Mission Medical Center, Inc. has petitioned to establish a Community Improvement District (CID). In order to establish a CID, a public hearing must be held. The resolution provides notice of a public hearing to consider the establishment of a CID over property located at the northeast corner of 87th Street Parkway & Scarborough Street.

END OF CONSENT AGENDA

Councilmember Williamson made a motion to approve items 1 through 10 on the consent agenda and Councilmember Arroyo seconded the motion. Motion passed unanimously.

NEW BUSINESS

There was no new business.

STUDENT INTRODUCTIONS

The following students attended the meeting: Theo Nolan, Keaton Wagler, Savanna Hauber, Gizel Gudiel, Ethan Brake, Liam Bennett, Tate Gonterman, Brayden Klahn, Shear Ye, Hunter Little, and Julia Juarez.

COUNCILMEMBER REPORTS

Councilmember Nicks talked about the results of the sales tax renewal election and its overwhelming approval. He thanked Mayor Sayers, Beccy Yocham, City Manager, and staff for their efforts.

Councilmember Eiterich thanked Nick Arena, Municipal Services Director, and staff for cleaning up the stream on behalf of the Oak Valley neighborhood.

Mayor Sayers added to Councilmember Nicks comments, saying the approval of this

sales tax renewal is a testament to the residents' trust in staff and shows that people believe in what the City is doing.

STAFF REPORTS

Ms. Yocham thanked the Governing Body for its efforts on the sales tax renewal, as well as Mike Nolan, Assistant City Manager, who led the team effort, and everyone else who played a part in making it possible. She reported that voter turnout was 24%, with 8,691 voting yes and 2,257 voting no, resulting in over 79% approval. She said this closely aligns with the 2023 Citizen Survey, where 78% of residents indicated support for an early renewal of the 3/8¢ sales tax, reinforcing the survey's accuracy. She said the results are unofficial until the canvass on April 9th when final numbers will be confirmed.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

There was no business from the floor.

ADJOURN

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

The meeting adjourned at 7:12 PM.

Proclamation

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, whenever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim April 25, 2025 in the City of Lenexa to be

ARBOR DAY

And I encourage all citizens to celebrate Arbor Day by supporting efforts to protect our trees and woodlands, and planting trees for this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of April, 2025.



Julie Sayers
Mayor of Lenexa, Kansas

Proclamation

WHEREAS, Lenexa is committed to recognizing our growth and strength depends, in part, on the safety and economic value of the homes, buildings, and infrastructure that serve our citizens, both in everyday life and in times of natural disaster; and

WHEREAS, our confidence in the structural integrity of the buildings that make up our community is achieved through building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers and others in the construction industry. These professionals work year-round to ensure the safe construction of buildings, protecting us where we live, learn, work, and play; and

WHEREAS, modern building codes include safeguards to protect the public from hazards such as snowstorms, tornadoes, fires, and floods; and

WHEREAS, the theme for Building Safety Month 2025 — “Game On!” — encourages our residents to consider the commitment to improve building safety, sustainability, resilience, and economic investment at home and in our community, and to acknowledge the essential service provided by local and state building departments, fire prevention bureaus, and federal agencies in protecting lives and property.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim May 2025 in the City of Lenexa to be

BUILDING SAFETY MONTH

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of April, 2025.



A black ink signature of Julie Sayers, written in a cursive style.

Julie Sayers
Mayor of Lenexa, Kansas