



## Agenda

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

**DECEMBER 16, 2025  
7:00 PM  
COMMUNITY FORUM**

### **CALL TO ORDER**

Pledge of Allegiance

7 PM

### **ROLL CALL**

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

### **APPROVE MINUTES**

December 2, 2025 City Council meeting draft minutes (located in the Appendix)

Approved

### **MODIFICATION OF AGENDA**

Staff requested Item 6 be removed from the Consent Agenda for presentation.

### **APPOINTMENTS**

Mark Charlton, Council President —  
January 1, 2026 through June 30, 2026

### **CONSENT AGENDA**

#### **Item Numbers 1 through 9**

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 of the 96th Terrace and Monrovia Street 2024 Community Development Block Grant Project for maintenance

Approved

*This project replaced the existing streetlights with energy-efficient LED fixtures on new aluminum light poles on 96th Terrace from Lenexa Drive to Monrovia Street and on Monrovia Street from 96th Terrace to 99th Street. The final contract amount with Reinhold Electric, Inc. was \$307,947.*

2. Approval of three Cereal Malt Beverage license renewals for 2026

Approved

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

3. Approval of an agreement with the Johnson County Board of County Commissioners and the Johnson County Mental Health Center regarding the provision of mental health co-responders

Approved

*This renews the City's agreement with Johnson County for the provision of two mental health co-responders who work with the police department to address mental health concerns in the community.*

4. Approval of Addendum #2 to the contract with Custom Lighting Services, LLC d/b/a Black & McDonald for streetlight maintenance

Approved

*This addendum updates the unit price schedule and extends the contract with Black & McDonald for an additional one-year term. The proposed 2026 contract amount is \$189,391.25.*

5. Approval of an addendum extending the term of a tower lease agreement with T-Mobile for the communications tower located at 12350 W. 87th Street Parkway and grant a utility easement for installation of related utility lines

Approved

*This addendum to the lease agreement with T-Mobile extends the lease term for up to four additional five-year periods. It also includes a \$50,000 rent abatement to offset the City's costs related to relocating T-Mobile's ground equipment for redevelopment. As part of the relocation, T-Mobile will install conduit alongside City-requested conduit to support the City's fiber line relocation. Additionally, the City must grant a utility easement allowing T-Mobile to run utility lines across City property to the communications tower, while preserving the City's right to use the easement area for its own fiber infrastructure.*

6. Resolution establishing the fiscal year 2026 Schedule of Fees

Resolution 2025-061

*Staff has reviewed the 2025 Schedule of Fees to determine if any adjustments are appropriate for fiscal year 2026. Based on this review, staff proposes changes for certain parks and recreation and research and document fees. If approved, the changes will be effective January 1, 2026.*

7. Resolution providing notice and calling for a public hearing to appear and show cause why the fire damaged structure at 7730 Noland Road should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure

Resolution 2025-062

*A fire occurred at 7730 Noland Road, resulting in substantial damage to the structure. The proposed resolution sets a public hearing for February 3, 2026 should fire damage repairs not commence in a manner acceptable to the Building Codes Administrator prior to that date.*

8. Ordinance amending Ordinance 5870 regarding member terms for the Lenexa Community Advisory Board

[Ordinance 6044](#)

*This ordinance aligns the appointment process for the Lenexa Community Advisory Board's members with the City's other boards and commissions.*

9. Consideration of an ordinance levying assessments and approvals of an engineering agreement and a construction contract for the construction of Britton Street Lenexa Logistics Centre North Phase II Special Benefit District

- a. Ordinance levying special assessments for various public improvements associated with the Britton Street Lenexa Logistics Centre North Phase II Special Benefit District (SBD)

[Ordinance 6045](#)

- b. Approval of an engineering agreement with McClure Engineering Company for the design of the SBD

[Approved](#)

- c. Approval of a construction contract with ARCO National Construction — KC, Inc. for the construction of the SBD

[Approved](#)

*This ordinance will levy special assessments based on the maximum estimated cost of the improvements, which is \$5.7 million. McClure Engineering Company will complete the design for \$279,945. ARCO National Construction - KC Inc. will construct the road for \$4,011,331.*

## END OF CONSENT AGENDA

[Items 1-6 Approved](#)

## PUBLIC HEARINGS

10. Public hearing to consider the recommended fiscal year 2026-2030 Capital Improvement Program

[Valerie Jansen, 19850 W. 87<sup>th</sup> Lane](#)  
[Joseph Blanco, 8304 Apache Road](#)  
[Gaylene Van Horn, 8131 Rosehill Road](#)  
[George Hess, 24250 W. 83<sup>rd</sup> Street](#)  
[Cathy Lappin, 24040 W. 83<sup>rd</sup> Street](#)

*A public hearing is required prior to considering approval of the recommended Fiscal Year 2026-2030 Capital Improvement Program, which is approximately \$267.6 million and includes funding for 60 capital projects.*

## BOARD RECOMMENDATIONS

11. Consideration of a rezoning and preliminary plat known as The Enclave at Twin Creeks for a single-family residential development on property located near the northwest corner of 83rd Street & Clare Road
  - a. Ordinance rezoning property from the AG, Agricultural District to the RP-1, Residential Planned Single-Family (Low-Density) District
  - b. Approval of a preliminary plan/plat for The Enclave at Twin Creeks

[Ordinance 6046](#)

[Approved](#)

*The applicant requests approval to rezone and plat approximately 33 acres of a 53-acre parcel at the northwest corner of 83rd Street & Clare Road from the AG, Agricultural District to the RP-1, Planned Residential (Low-Density) District, to allow a single-family residential neighborhood. The companion preliminary plat contains 50 lots and 10 tracts bordered by sections of stream corridor where future City trails are planned. The proposed density for the development is 0.67 units per acre.*

## NEW BUSINESS

None

## COUNCILMEMBER REPORTS

## STAFF REPORTS

## END OF RECORDED SESSION

## BUSINESS FROM FLOOR

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

[Dan Wilkus, 24776 W. 90<sup>th</sup> Street](#)

## ADJOURN

[7:48 PM](#)