



## 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

### **ROLL CALL**

### **APPROVE MINUTES**

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

### **MODIFICATION OF AGENDA**

### **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

*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

*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

*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

*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

*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

*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

*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

*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)
- b. Approval of an engineering agreement with McClure Engineering Company for the design of the SBD
- c. Approval of a construction contract with ARCO National Construction — KC, Inc. for the construction of the SBD

*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

## PUBLIC HEARINGS

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

*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

*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.

**ADJOURN****APPENDIX**

- 12. December 2, 2025 City Council meeting draft minutes
- 13. Item 3 -- Johnson County Mental Health Co-Responders Agreement
- 14. Item 6 -- Proposed FY 2026 Fee Schedule

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 1**

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

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** December 16, 2025

**ACTION NEEDED:**

Accept the 96th Terrace and Monrovia Street 2024 Community Development Block Grant (CDBG) Project ("Project") for maintenance.

**PROJECT BACKGROUND/DESCRIPTION:**

The 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.

Staff performed a final inspection on December 9, 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 December 16, 2025, and will expire on December 16, 2027.

The contractor was Reinhold Electric, Inc.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The Project was included in the 2025-2029 Capital Improvement Program (CIP Project No. 60042).

Department of Housing and Urban Development (HUD)	\$190,493.76
CIP - Street Lighting System Replacement	\$117,453.40
<b>Total</b>	<b>\$307,947.00</b>

**STAFF RECOMMENDATION:**

Accept for maintenance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

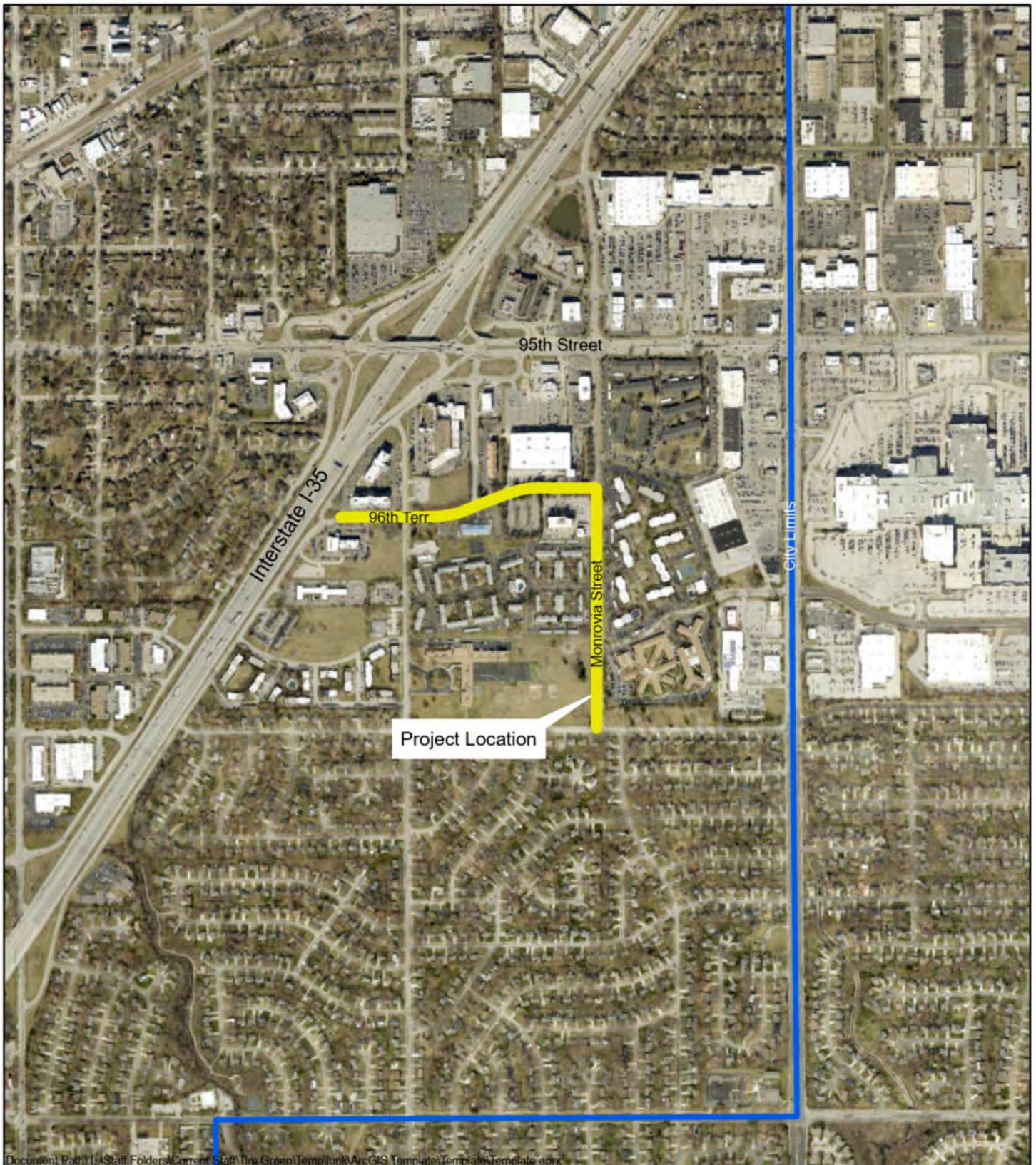
**Guiding Principles**

Strategic Community Investment

**ATTACHMENTS**

1. Map

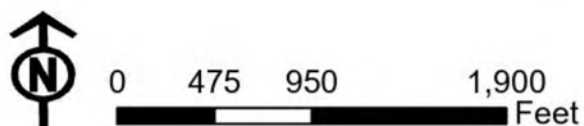




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Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## 2024 CDBG Streetlighting Improvements







**CITY COUNCIL  
MEMORANDUM**

**ITEM 2**

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**SUBJECT:** Approval of three Cereal Malt Beverage license renewals for 2026  
**CONTACT:** Scott McCullough, Community Development Director  
**DATE:** December 16, 2025

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**ACTION NEEDED:**

Approve three Cereal Malt Beverage (CMB) license renewals for 2026.

**PROJECT BACKGROUND/DESCRIPTION:**

A CMB License is required for any individual or entity to sell CMB or up to 6% beer in the city. The license is issued on a calendar year basis, from January 1 through December 31 of each year. The following three businesses have applied for renewal of their licenses to sell CMB and are qualified as provided by law:

Kwik Shop #350782	10111 Woodland Rd
MAVS, LLC	16501 W 116th St
Minit Mart #600771	15855 W 87th St Pky

**STAFF RECOMMENDATION:**

Approve the license renewals.

**ATTACHMENTS**

None





**CITY COUNCIL  
MEMORANDUM**

**ITEM 3**

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**SUBJECT:** 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

**CONTACT:** Eric Schmitz, Interim Police Chief

**DATE:** December 16, 2025

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**ACTION NEEDED:**

Approve an agreement with the Johnson County Board of County Commissioners ("BOCC") and the Johnson County Mental Health Center (JCMHC) regarding the provision of mental health co-responders.

**PROJECT BACKGROUND/DESCRIPTION:**

The Lenexa Police Department has been participating in the JCMHC co-responder program since July 2016. Initially, Lenexa shared a single co-responder with the Shawnee Police Department. Both agencies saw an immediate impact and less than a year later, Lenexa created a full-time co-responder position. In 2018, the City added a second co-responder position.

The purpose of the co-responder is to improve police services for adults with mental illness/substance abuse, reduce repeat calls for service involving these individuals, minimize the need for incarceration, and reduce unnecessary emergency room visits. The program is multi-faceted, bringing a variety of services together to provide long-term solutions to mental health/substance abuse incidents. The co-responders are responsible for providing on-site mental health assessments, as well as follow-up education and coordination of treatment. This is accomplished through collaboration with service agencies to provide the right treatment, to the right person, at the right time.

The current agreement has expired, though there has been no interruption of services while the parties negotiated a new agreement. This agreement incorporates all the previous terms and conditions and extends the term for the duration of the co-responder program. There were some minor changes to clarify the costs associated with the program and how those costs are to be paid. The BOCC will notify the City by March 31, 2026 of the budgeted costs for the subsequent year, but those will not be binding until approved by the City.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The projected estimated cost of the co-responder program for 2026 is \$293,976. Annual costs include but are not limited to personnel costs, equipment, vehicle maintenance, and other necessary equipment. Payments will continue to be made quarterly to Johnson County. Funding sources utilized are a combination of the Special Alcohol Tax Fund (70%) and the Police Department operational budget (30%).

**STAFF RECOMMENDATION:**

Approve the agreement.

## VISION / GUIDING PRINCIPLES ALIGNMENT:

**Vision 2040**  
Healthy People

**Guiding Principles**  
Superior Quality Services

## ATTACHMENTS

1. Agreement located in the Appendix



**CITY COUNCIL  
MEMORANDUM**

**ITEM 4**

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

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** December 16, 2025

**ACTION NEEDED:**

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

**PROJECT BACKGROUND/DESCRIPTION:**

In December 2023, Black & McDonald was selected to perform on-call streetlight maintenance for the City. The original contract was for a one-year term, beginning January 1, 2024, with the option to extend the agreement for up to two additional one-year terms. The agreement allows for an adjustment to the unit price schedule to account for increases in labor and material costs. Addendum #1 was approved December 17, 2024, for the 2025 fiscal year. This proposed Addendum #2 extends the contract through 2026 with a maximum not-to-exceed amount of \$189,391.25. The unit price schedule includes an approximate 5.9% cost increase for labor and materials.

Black & McDonald has an excellent performance record of maintaining the City's streetlight system for the past several years. Staff believes this to be a reasonable price increase, and due to the high level of performance by the contractor, recommends extending the contract for an additional one-year term.

This addendum is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The contract includes a not-to-exceed price of \$189,391.25. Funding for the contract is through the Streetlight Maintenance Program, which is included in the 2025 Municipal Services operating budget and will become part of the 2026-2030 Capital Improvement Program.

**STAFF RECOMMENDATION:**

Approve the addendum.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Strategic Community Investment

**ATTACHMENTS**

None



**CITY COUNCIL  
MEMORANDUM**

**ITEM 5**

**SUBJECT:** 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

**CONTACT:** Todd Pelham, Deputy City Manager  
Steven Shrout, Assistant City Attorney

**DATE:** December 16, 2025

**ACTION NEEDED:**

Approve 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.

**PROJECT BACKGROUND/DESCRIPTION:**

The City is undertaking a redevelopment project at the site of the former Lenexa Police Station, Municipal Court, and City Hall located at 12350 W. 87th Street Parkway. This redevelopment requires the demolition of existing buildings adjacent to the communications tower upon which T-Mobile leases space from the City.

T-Mobile currently operates ground equipment and utility infrastructure on or near these buildings under a long-standing lease agreement with the City. To facilitate the redevelopment, T-Mobile must relocate its equipment and install new fiber conduit to maintain service connectivity. As part of this process, the City has requested the installation of additional fiber conduit alongside T-Mobile's infrastructure to support the relocation of the City's own fiber lines.

The proposed addendum will extend the lease term for up to four additional five-year periods and includes a \$50,000 rent abatement to be applied over the first extended term to cover the City's costs associated with the relocation work. The rent abatement represents less than 50% of the total estimated costs of the relocation work, including the City's requested conduit.

Finally, the proposed Utility Easement Agreement will grant T-Mobile a non-exclusive easement across City property. This easement allows T-Mobile to install and maintain utility lines serving the communications tower, while preserving the City's right to use the same easement area for its own utility infrastructure. Both parties have agreed to coordinate construction and maintenance activities to avoid interference and ensure continued access to the future fire station and municipal facilities.

The addendum and easement are available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

At the start of the first extended renewal term, the monthly rental fee will be \$2,889.78, with an annual increase of 3%. During the rent abatement period, the monthly rent will be reduced by \$833.33, resulting in



a total abatement of \$50,000 over the initial five-year term. Beginning with the second extended renewal term, the monthly rental fee will increase to \$3,350.05.

There are no financial implications associated with the easement agreement.

**STAFF RECOMMENDATION:**

Approve the addendum and the easement.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Prudent Financial Management  
Strategic Community Investment

**ATTACHMENTS**

1. Map



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

## T-Mobile Communication Tower Lease

### 12350 W. 87th St. Pkwy



0 100 200 400 Feet



**CITY COUNCIL  
MEMORANDUM**

**ITEM 6**

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**SUBJECT:** Resolution establishing the fiscal year 2026 Schedule of Fees

**CONTACT:** Nate Blum, Chief Financial Officer

**DATE:** December 16, 2025

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**ACTION NEEDED:**

Adopt a resolution establishing the fiscal year (FY) 2026 Schedule of Fees.

**PROJECT BACKGROUND/DESCRIPTION:**

Staff has reviewed the existing FY 2025 Schedule of Fees to determine if any fee changes are appropriate for FY 2026. Based on this review, staff proposes the following changes effective January 1, 2026.

**Parks and Recreation Fees**

Staff proposes establishing rate ranges for personal training fees and increasing rates for rentals of the Lenexa Old Town Activity Center, as well as membership and daily admission fees at the Sar-Ko-Par Aquatic Center. Additionally, staff proposes increasing guest capacity and pricing for pool party birthday packages and increasing the Parks Special Permit fee for additional recycling. These proposed changes align fees with the market, improve consistency, and help offset rising utility and operational costs.

**Research and Document Fees**

In 2025, HB 2134 revised the fee provisions of the Kansas Open Records Act, changing how cities may assess charges for record requests. Lenexa has complied with the new law since it went into effect, and the proposed FY 2026 Schedule of Fees incorporates the updated fee structure in all applicable sections to ensure full compliance with state requirements.

All other fees remain unchanged.

**STAFF RECOMMENDATION:**

Adopt the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

**Guiding Principles**

Prudent Financial Management

**ATTACHMENTS**

1. Resolution
2. Proposed FY 2026 Fee Schedule located in the Appendix



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION SETTING CERTAIN FEES FOR THE CITY OF LENEXA, KANSAS.**

**WHEREAS**, the City of Lenexa, Kansas deems it necessary to occasionally review and revise the City's fee schedule to keep fees commensurate with the costs of providing services; and

**WHEREAS**, the City desires to amend certain fees and add new fees, as well as affirm various existing fee amounts through adoption of one resolution, incorporating by reference a schedule of fees for convenience and efficiency; and

**WHEREAS**, this schedule of fees is titled "FY 2026 Fee Resolution – Exhibit A" and is attached hereto as Exhibit A and incorporated herein by reference; and

**WHEREAS**, other fees that are adopted or adjusted by ordinance or by publication, and not by resolution, are intentionally excluded from Exhibit A; and

**WHEREAS**, the fees that are excluded and which have a separate method established by City Code for their adoption or amendment, include: business license taxes; municipal court costs; the Parks and Recreation Impact Fee (PRIF); the Transportation Improvement Program fee (TIP); the storm water service charge and the storm water system development charge; certain economic development fees; and tow and storage fees.

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

**SECTION ONE:** The City Council hereby adopts the fees as set out in the schedule attached hereto as Exhibit A and incorporated herein by reference, to become effective January 1, 2026, unless and until amended or upon further action of the City Council.

**SECTION TWO:** This Resolution establishing a schedule of fees shall be maintained with the Chief Financial Officer to be open to inspection and available to the public at all reasonable hours.

**SECTION THREE:** The Chief Financial Officer is authorized to compile a comprehensive list of all City fees, including fees and taxes not adopted herein, to be identified as 2026 City Fee Schedule (the "Schedule") and made available for review on the City's official website and elsewhere as deemed appropriate. The Schedule shall be maintained and updated by the Chief Financial Officer as is necessary to reflect future changes in fees.

**SECTION FOUR:** The following Resolutions are repealed effective January 1, 2026: 2024-78.



**SECTION FIVE:** This Resolution shall become effective January 1, 2026.

**SECTION SIX:** The repeal of the Resolutions provided above shall not affect any rights acquired; fines, penalties, forfeitures or liabilities incurred thereunder; or pending actions involving any of the provisions of said Resolutions or parts thereof. The Resolutions repealed continue in force and effect after the adoption and effective date of this Resolution for the sole purpose of such rights, fines, penalties, forfeitures, liabilities and actions.

PASSED BY the City Council this 16<sup>th</sup> day of December, 2025.

SIGNED BY the Mayor this 16<sup>th</sup> day of December, 2025.

CITY OF LENEXA, KANSAS

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Julie Sayers, Mayor

ATTEST:

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Jennifer Martin, City Clerk

APPROVED AS TO FORM:

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Sean McLaughlin, City Attorney



**CITY COUNCIL  
MEMORANDUM**

**ITEM 7**

**SUBJECT:** 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

**CONTACT:** Steven Shrout, Assistant City Attorney

**DATE:** December 16, 2025

**ACTION NEEDED:**

Adopt a 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.

**PROJECT BACKGROUND/DESCRIPTION:**

A fire occurred at 7730 Noland Road on August 10, 2025, resulting in substantial damage to the residence.

In order to ensure that a fire-damaged property is not left in an unsafe or unsightly condition, Article 1-9-H of the City Code requires insurance companies to provide a portion of any claim paid for a fire-damaged property to the City Treasurer when certain conditions are met. Specifically, when a final settlement on a covered claim has been agreed to between the named insured(s) and the insurance company, the final settlement exceeds 75% of the face value of the policy, and the amounts due the first real estate mortgage against the structure have been paid, the insurance company is required to execute a draft payable to the City Treasurer in an amount equal to 15% of the covered claim payment.

As of the date of this packet memo, the City has not received insurance proceeds. Staff understands that the claim has not yet been approved and the timeline for resolution remains uncertain. Although the insurance investigator had informed staff in mid-November that the claim would be resolved soon, given the ongoing concerns from neighboring residents, the condition of the structure constituting a nuisance pursuant to the City Code, and the uncertainty regarding the claim resolution, staff recommends initiating proceedings under K.S.A. 12-1750 et seq., which authorizes the City to order repair, demolition, or abatement of unsafe or dangerous structures. This resolution begins the statutory process by setting a date for a public hearing to make that determination.

If, at the public hearing, the structure is declared unsafe or dangerous, the City will set a time period in which the property owner must commence repair or removal. If the required work is not completed within that time, the City may proceed with abatement, as authorized by state statute, which includes demolition or other necessary actions to remove the unsafe condition. At present, abatement is the City's most viable enforcement option, given the absence of insurance proceeds to incentivize voluntary compliance or offset costs. If insurance funds are received before or after the hearing, the City may use those funds to reimburse abatement costs or hold them to ensure completion of the work by the property owner. If no proceeds are issued, abatement may be the only practical path forward to address the unsafe condition and restore compliance.

Staff recommends setting the public hearing for February 3, 2026. Initiating this process does not obligate the City to proceed with abatement immediately, but it ensures all procedural requirements are met should the City need to act. If the homeowner begins work to remove the structure or if insurance proceeds are received, the City may adjust its approach accordingly.

**STAFF RECOMMENDATION:**

Adopt the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

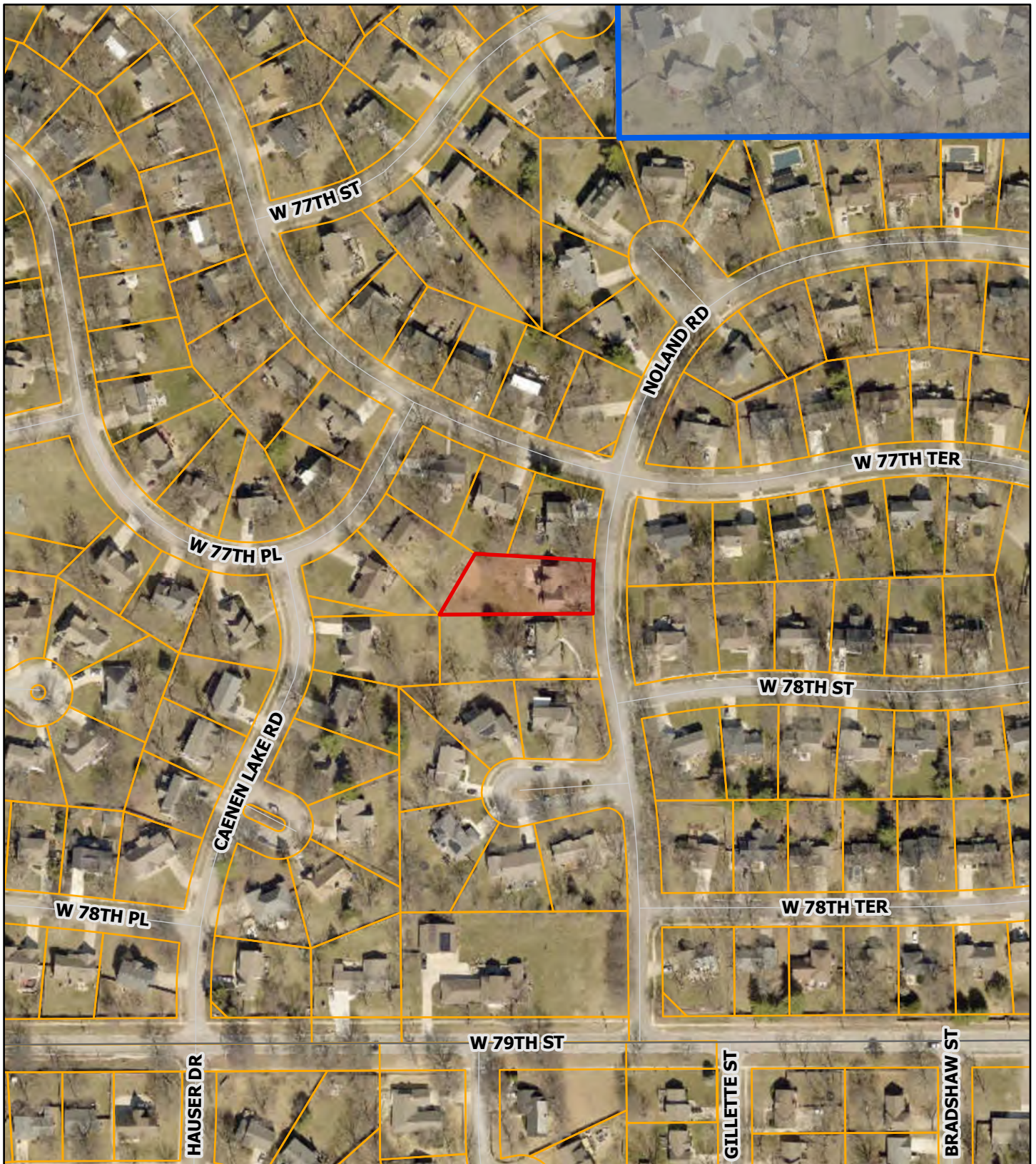
**Vision 2040**

**Guiding Principles**  
Superior Quality Services

**ATTACHMENTS**

1. Map
2. Statement of Determination
3. Resolution





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

## 7730 Noland Road



0 100 200 400 Feet



TO: Governing Body

FROM: Matt Souders, Building Codes Administrator

DATE: December 10, 2025

RE: 7730 Noland Road - Unsafe and Dangerous Structure

On August 10, 2025, the residential structure at 7730 Noland Road was damaged by fire. The structure is owned by Keith M. Rapplean. It is the City's determination that the structure located at 7730 Noland Road is unsafe and dangerous. Attached with this statement are photos of the structure. The structure is currently secured by a temporary fence at the time of the writing of this memo. The structure is in danger of further collapse, but is unlikely to collapse outside the fenced area.



RESOLUTION NO. \_\_\_\_\_ - \_\_\_\_\_

**A RESOLUTION PROVIDING NOTICE AND CALLING FOR A PUBLIC HEARING TO APPEAR AND SHOW CAUSE WHY THE STRUCTURE AT 7730 NOLAND ROAD SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE IN ACCORDANCE WITH K.S.A. 12-1750 ET. SEQ.**

**WHEREAS**, on August 10, 2025, a fire damaged the structure located at 7730 Noland Road; and

**WHEREAS**, pursuant to K.S.A. 12-1750 et seq., the Governing Body has the power to cause the repair or removal of, or to remove any structure located within the City which is determined to be unsafe or dangerous; and

**WHEREAS**, if necessary, the City may recover costs for the repair and removal of an unsafe or dangerous structure in accordance with the Lenexa City Code Article 1-9-H and K.S.A. 12-1755; and

**WHEREAS**, pursuant to K.S.A. 12-1752, the City of Lenexa Building Codes Administrator has determined the structure located at 7730 Noland Road to be unsafe and dangerous and filed a written statement, of such determination with the Governing Body on December 16, 2025; and

**WHEREAS**, Pursuant to K.S.A. 12-1752, the Governing Body shall provide notice and call for a public hearing for the owner, owner's agent and any lienholders of record to appear and show cause why the structure should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure; and

**WHEREAS**, pursuant to this notice and in accordance with K.S.A. 12-1752 et seq., the City may ultimately repair or demolish such structure and the owner may lose any interest in the salvage proceeds of such structure and that any costs borne by the City in excess of the salvage value may be assessed against the real property.

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

SECTION ONE: This resolution shall become effective upon adoption by the Governing Body.

SECTION TWO: This Resolution shall be published once each week for two consecutive weeks on the same day of each week in the official City newspaper.

SECTION THREE: The public hearing shall be held by the Lenexa Governing Body on February 3, 2026, at 7:00 p.m. or as soon thereafter as it can be heard, at Lenexa City Hall, 17101 West 87<sup>th</sup> Street Parkway, Lenexa, Kansas, 66219.

SECTION FOUR: The Building Codes Administrator is hereby directed to mail a copy of this resolution by mail to the owner, owner's agent, any lienholders and occupants of record within three days following the first publication hereof, all in accordance with K.S.A. 12-1752.

**ADOPTED** by the Lenexa City Council this 16th day of December, 2025.

**SIGNED** by the Mayor this 16<sup>th</sup> day of December, 2025.

CITY OF LENEXA, KANSAS

\_\_\_\_\_  
Julie Sayers, Mayor

[SEAL]

Attest:

\_\_\_\_\_  
Jennifer Martin, City Clerk

Approved As To Form:

\_\_\_\_\_  
Steven D. Shrout, Assistant City Attorney



**CITY COUNCIL  
MEMORANDUM**

**ITEM 8**

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**SUBJECT:** Ordinance amending Ordinance 5870 regarding member terms for the Lenexa Community Advisory Board

**CONTACT:** Sean McLaughlin, City Attorney

**DATE:** December 16, 2025

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**ACTION NEEDED:**

Pass an ordinance amending Ordinance 5870 regarding member terms for the Lenexa Community Advisory Board.

**PROJECT BACKGROUND/DESCRIPTION:**

In 2021, the City passed Ordinance 5870 establishing the Lenexa Community Advisory Board (CAB) to address issues associated with police-community relations, the improvement of the Lenexa Police Department's operations, and public safety issues to further enhance the quality of life in the City. Current members of the CAB serve staggered three-year terms commencing on January 1 of each year and terminating three years later on December 31. These terms do not align with the City's appointment process for other boards and commissions. The proposed ordinance amends the CAB members' terms to commence on March 1 and end on the last day of February, which aligns with the City's other boards and commissions and increases City efficiency during the appointment process.

**STAFF RECOMMENDATION:**

Pass the ordinance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Healthy People

**Guiding Principles**  
Inclusive Community Building

**ATTACHMENTS**

1. Ordinance



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 5870 REGARDING MEMBER TERMS FOR THE LENEXA COMMUNITY ADVISORY BOARD.**

WHEREAS, pursuant to Ordinance No. 5870 of the City of Lenexa, Kansas ("City") passed on December 7, 2021 ("Original Ordinance"), the City established the Lenexa Community Advisory Board ("CAB") to addresses issues associated with police-community relations, the improvement of the Lenexa Police Department's operations and public safety issues to further enhance the quality of life in the City; and

WHEREAS, pursuant to the Original Ordinance, members appointed to the CAB serve terms ending on December 31 and the City desires to amend the Original Ordinance to align the appointment process with the City's other boards and commissions.

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

SECTION ONE: Effective December 31, 2025, the terms of the members of the CAB are amended to commence on March 1 of the appointment year and terminate three (3) years later on the last day of February. Therefore, for clarification and to prevent any gaps in appointments moving forward, the CAB members whose terms were to expire on December 31, 2025, will be extended to expire on the last day of February 2026. The CAB members whose terms were to expire on December 31, 2026, will be extended to expire on the last day of February 2027. The CAB members whose terms were to expire on December 31, 2027, will be extended to expire on the last day of February 2028. Thereafter the terms of office shall remain three (3) years.

SECTION TWO: All other terms and provisions of the Original Ordinance shall remain in full force and effect.

SECTION THREE: This Ordinance shall become effective upon passage and publication of the ordinance summary in the official City newspaper as provided by State law.

PASSED by the City Council this 16<sup>th</sup> day of December, 2025.

SIGNED by the Mayor this 16<sup>th</sup> day of December, 2025.

\_\_\_\_\_  
Julie Sayers, Mayor

[SEAL]

ATTEST:

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Jennifer Martin, City Clerk

APPROVED AS TO FORM:

---

Sean McLaughlin, City Attorney



**CITY COUNCIL  
MEMORANDUM**

**ITEM 9**

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**SUBJECT:** 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

**CONTACT:** Tim Green, Deputy Community Development Director  
Sean McLaughlin, City Attorney

**DATE:** December 16, 2025

---

**ACTION NEEDED:**

- a. Pass an ordinance levying special assessments for various public improvements associated with the Britton Street Lenexa Logistics Centre North Phase II Special Benefit District ("SBD");
- b. Approve an engineering agreement with McClure Engineering Company ("McClure") for the design of the SBD; and
- c. Approve a construction contract with ARCO National Construction — KC, Inc. ("ARCO") for the construction of the SBD.

**PROJECT BACKGROUND/DESCRIPTION:**

On December 2, 2025, the Governing Body passed Resolution 2025-059 establishing the SBD. The SBD is being done in accordance with the maximum assessment method. This proposed ordinance will levy special assessments based on the maximum estimated cost of the improvements, which is \$5.7 million. The proposed improvements are described in more detail in the ordinance, but generally include construction of Britton Street commencing at College Boulevard and extending northerly approximately 1,640 feet, as well as associated landscaping, stormwater, and necessary appurtenances (referred to as the "Improvements").

The Improvements will be assessed 100% to the property owners within the SBD. The assessments will be repaid over a period of 20 years. If actual final costs are less than the maximum amount, the City will amend the assessments after the project is completed to account for the cost reduction.

The agreement with McClure to design the Improvements is for a total cost of \$279,945.

Lastly, Resolution 2025-059 waived the sealed bid process for the SBD in order to obtain better pricing using the developer's contractor that will be onsite for private construction. The agreement with ARCO for the construction of the Improvements is in the amount of \$4,011,331.

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

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The City will finance this project with 20-year special obligation bonds, which will be repaid through annual special assessments on the owners in the SBD. The maximum cost of the SBD is \$5.7 million, which will be allocated in accordance with Resolution 2025-059.

Contract	Cost
McClure Engineering Company Design	\$279,945
ARCO National Construction — KC, Inc. Construction	\$4,011,331
Contingency, cost of issuance, interim financing	\$1,408,724
Total	\$5,700,000

**STAFF RECOMMENDATION:**

Pass the ordinance and approve the agreements.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

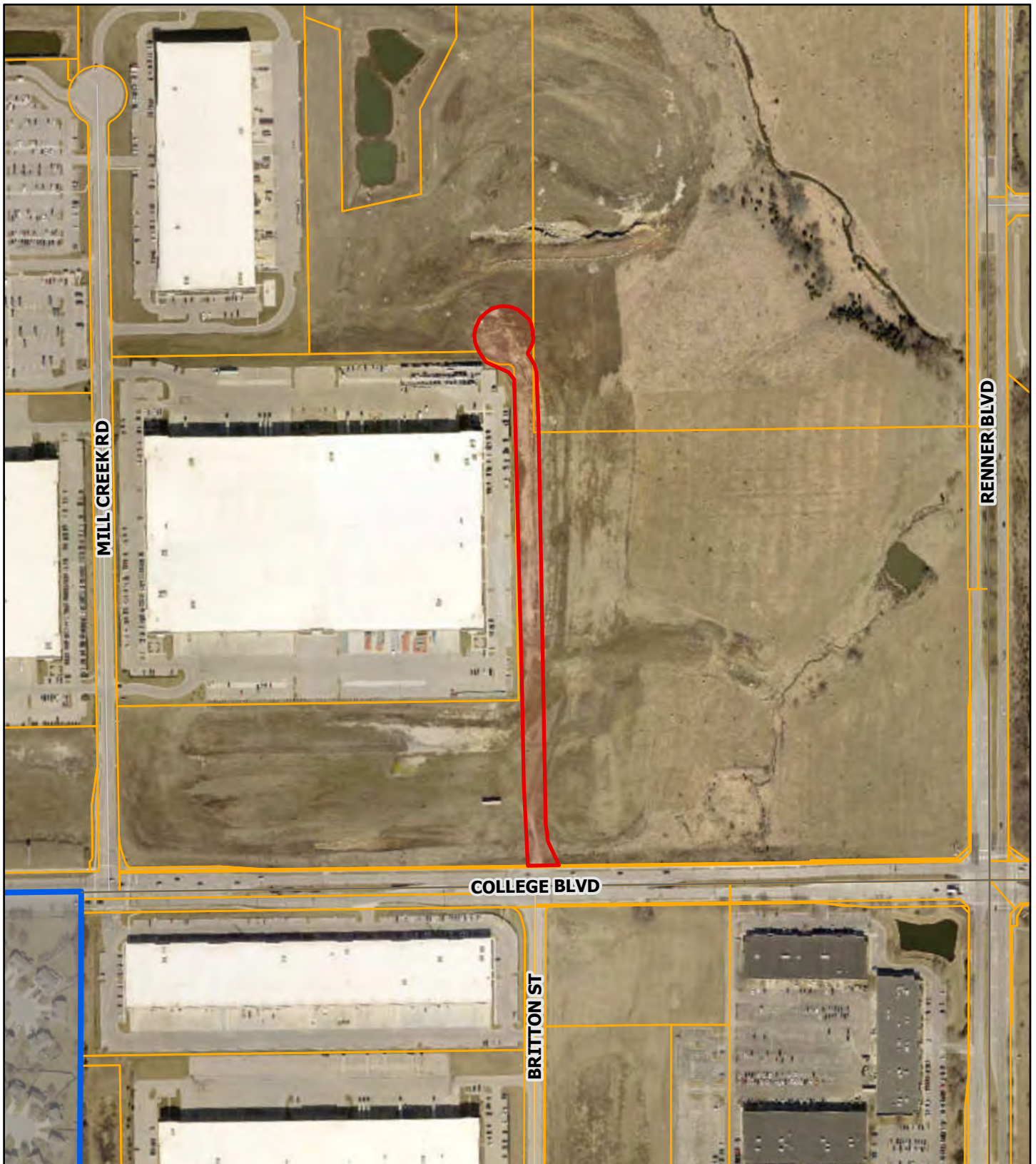
Integrated Infrastructure & Transportation

**Guiding Principles**

Responsible Economic Development

**ATTACHMENTS**

- 1. Map
- 2. Ordinance



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

## **Lenexa Logistics Centre North Phase II** **Special Benefit District - Britton Street Extension**



0 200 400 800 Feet



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE LEVYING AND ASSESSING SPECIAL ASSESSMENTS ON CERTAIN LOTS, PIECES AND PARCELS OF LAND LIABLE FOR SUCH SPECIAL ASSESSMENTS TO PAY THE COSTS OF IMPROVEMENTS IN THE CITY OF LENEXA, KANSAS, AS AUTHORIZED BY RESOLUTION NO. 2025-059 OF THE CITY (LENEXA LOGISTICS CENTRE NORTH PHASE II SPECIAL BENEFIT DISTRICT – BRITTON STREET IMPROVEMENTS).**

**WHEREAS**, pursuant to Resolution No. 2025-059 of the City of Lenexa, Kansas (the “City”) adopted on December 2, 2025, the Governing Body has authorized the creation of an improvement district (the “Improvement District”) and the construction of the following improvements (the “Improvements”):

Acquisition and construction of:

- (1) a north/south public road referred to as Britton Street starting at the existing intersection of Britton Road at College Boulevard and extending north a distance of approximately 1,640 L.F. to and including a cul-de-sac. This road shall be constructed as a two-lane collector street, forty (40) foot wide from back of curb to back of curb and including asphalt pavement, concrete curb and gutter, 5’ wide concrete sidewalk, street lighting, landscaping approximately 1,320 L.F. of storm sewer drainage pipes and related structures (manholes, inlets, etc.) related to the road, and associated appurtenances;
- (2) a west bound right turn lane on College Blvd. at Britton Street approximately 400 L.F. including taper, associated utility relocation, and related improvements along College Blvd.;
- (3) a traffic signal at the intersection of College Blvd. and Britton Street;
- (4) a water main extension of approximately 1,875 L.F. and related structures;
- (5) utilities located within the Britton Street. right of way; and
- (6) preliminary and final engineering, title and survey, staking, grading, construction supervision, staking, testing, bonds, permits and fees, inspections, financing costs such as bond counsel, financial advisor, bond and interest expenses and other related appurtenances associated with the municipal improvements.

Collectively the foregoing shall hereafter be referred to as the **“Improvements”**.

**WHEREAS**, prior to commencement of construction of the Improvements, the City has determined the maximum amount of assessment (the “Special Assessment”) against each lot, piece or parcel of land deemed to be benefited (the “Property”) by the Improvements based on the approved estimated of cost of the Improvements; and

**WHEREAS**, in accordance with Resolution No. 2025-059: 1) the estimated total cost of the Improvements is \$5,700,000, of which 100% will be assessed against the Improvement District in the amounts described in Exhibit A; 2) all assessments against the property in the Improvement District will be in the manner set forth in Resolution No. 2025-059; 3) if the final cost of the completed Improvements is less than the maximum amount of the assessments set forth on the assessment roll, the Governing Body of the City shall reduce the assessment to reflect the costs of the completed Improvements and such savings shall accrue 100% to the Improvement District; 4) and the assessment roll is on file in the office of the City Clerk and may be examined by any party; and

**WHEREAS**, the owners of all property deemed to be benefitted by the Improvements and for which the Special Assessment will be levied (the "Owners") (a) waive any formal notice of and the holding of a public hearing by the City for the purpose of considering the Special Assessments; (b) consent to the levy of the Special Assessments in twenty (20) annual installments against the Property by appropriate proceedings of the City in the manner set forth in Resolution No. 2025-059 and in the amounts shown in this Ordinance Levying the Special Assessments; all without formal or further notice to the Owners; (c) waive any formal additional notice of the final assessment; (d) waive the 30-day statute of limitations provided in K.S.A. 12-6a11; (e) consent to the City proceeding to issue its general obligation bonds to include the full amount of the Special Assessments all without further delay or notice to the Owner; and (f) agree to donate to the City all the rights-of-way and easements necessary to construct the Improvements.

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

**SECTION 1.** Pursuant to K.S.A. 12-6a01 *et seq.*, special assessments to pay the costs of the Improvements are hereby levied and assessed against the lots, pieces and parcels of land liable therefore as described on Exhibit A to this Ordinance, which is incorporated herein by reference in the manner set forth in Resolution No. 2025-059 and in the amounts set forth on Exhibit A following the description of each lot, piece or parcel of land; provided, however, that if the final cost of the completed Improvements is less than the maximum amount of the assessments set forth on Exhibit A, the Governing Body of the City shall adjust the assessments to reflect the cost of the completed Improvements and will authorize the City Clerk to mail a notice of the final adjusted assessment to the owners of record of the affected property at that time. Such savings shall accrue proportionally 100% to the Improvement District. If any property owner elects to prepay the maximum assessment as provided in Section 2 and the final cost of the completed Improvements as determined by the Governing Body is less than the estimated cost of the Improvements used to determine the maximum assessments, the City Clerk shall mail a check to the then current owner of the property for the difference.

**SECTION 2.** The amounts so levied and assessed shall be due and payable from and after the date of publication of this Ordinance; and the City Clerk shall notify the owners of the affected properties of the amounts of their assessments, that unless the assessments are paid on or before May 1, 2026 (the "Prepayment Period"), bonds will be issued therefor and such assessments will be levied concurrently with general taxes and be payable in twenty (20) annual installments. The end of the Prepayment Period may be extended by a motion, resolution or ordinance of the City, following which notice of the extended Prepayment Period shall be mailed to the owners of record of all property in the Improvement District.

**SECTION 3.** The City Clerk shall certify to the County Clerk, in the same manner and at the same time as other taxes are certified, for a period of twenty (20) years, all of the assessments which have not been paid on or before the end of the Prepayment Period, together with interest on such amount thereof at a rate not exceeding the maximum rate as prescribed by the laws of the state of Kansas; and such amounts shall be placed on the tax rolls and collected as other taxes are collected, the levy for each year being a portion of the principal amount of the assessment plus one year's interest on the amount remaining unpaid.

**SECTION 4.** This Ordinance shall take effect and be in force from and after its publication once in the official City newspaper. The City Clerk is directed to file this Ordinance with the Register of Deeds of Johnson County, Kansas.

**PASSED** by the City Council of the City of Lenexa, Kansas this 16<sup>th</sup> day of December, 2025.

**SIGNED** by the Mayor this 16<sup>th</sup> day of December, 2025.

CITY OF LENEXA, KANSAS

By: \_\_\_\_\_  
Julie Sayers, Mayor

Attest:

\_\_\_\_\_  
Jennifer Martin, City Clerk

Approved As To Form:

\_\_\_\_\_  
Sean McLaughlin, City Attorney

## EXHIBIT A

### LENEXA LOGISTICS CENTRE NORTH PHASE II SPECIAL BENEFIT DISTRICT – BRITTON STREET IMPROVEMENTS

#### TRACT 1: LLCN 5, LLC

**\$2,367,856 is the Maximum Assessment Against the following Property:**

##### **Lot 5**

Lot 5, Lenexa Logistics Centre North, Fourth Plat, a subdivision in the City of Lenexa, Johnson County, Kansas, according to the recorded plat thereof.  
Containing 1,193,646 sq. ft. or 27.402 acres more or less.

#### TRACT 2: Schefers LLCN6, LLC and BLNP, LLC

**\$886,537 is the Maximum Assessment Against the following Property:**

**AND**

##### **Lot 6**

All that part of the Southeast Quarter of Section 7, Township 13 South, Range 24 East, in the City of Lenexa, Johnson County, Kansas, this original Legal Description was prepared on June 5, 2025, by me, Craig E. Chaney, Professional Surveyor, Kansas License No. 1141, with said portion being more particularly described as follows:

**COMMENCING** at the Southwest Corner of said Southeast Quarter of Section 7; thence North  $87^{\circ}24'31''$  East, along the South Line of said Southeast Quarter, a distance of 112.01 feet to the Southeast Corner of LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas; thence departing said South Line, North  $02^{\circ}39'57''$  West, along the East Line of said LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT, a distance of 163.73 feet to a point on the Northerly Right-of-Way Line of College Boulevard, as now established, said point also being the true **POINT OF BEGINNING** of land being described; thence continuing North  $02^{\circ}39'57''$  West, along said East Line of LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT, a distance of 377.73 feet to the Southwest Corner of Lot 5, LENEXA LOGISTICS CENTRE NORTH 4TH PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas; thence departing said East Line of LENEXA LOGISTICS CENTRE NORTH, FIRST PLAT, North  $87^{\circ}20'48''$  East, along the South Line of said LOGISTICS CENTRE NORTH 4TH PLAT, a distance of 1172.79 feet to the Southeast Corner of said Lot 5, LOGISTICS CENTRE NORTH 4TH PLAT; thence departing said South Line, South  $02^{\circ}36'13''$  East along the southerly prolongation of the East Line of said Lot 5, LOGISTICS CENTRE NORTH 4TH PLAT, a distance of 250.13 feet to a point of curvature; thence southerly along a curve to the left, said curve being tangent to the last described course and having a radius of



450.00 feet, a delta angle of 03°22'10" and an arc length of 26.46 feet to a point of tangency; thence South 05°58'23" East, a distance of 206.52 feet to a point on the Northerly Right-of-Way Line of College Boulevard, as now established; thence along said Northerly Right-of-Way Line for the following Six described courses; FIRST COURSE, South 87°24'31" West, a distance of 761.53 feet; SECOND COURSE, North 88°13'27" West, a distance of 131.29 feet; THIRD COURSE, South 87°24'31" West, a distance of 263.77 feet to a point of curvature; FOURTH COURSE, thence northwesterly along a non-tangent curve to the right, said curve having an initial tangent bearing of North 53°23'40" West, a radius of 40.00 feet, a delta angle of 34°14'45" and an arc length of 23.91 feet to a point of tangency; FIFTH COURSE, North 19°08'55" West, a distance of 35.91 feet to a point of curvature; SIXTH COURSE, thence northwesterly along a curve to the right, said curve being tangent to the last described course and having a radius of 140.00 feet, a delta angle of 16°28'58" and an arc length of 40.27 feet to the point of beginning;

Containing 562,245 square feet or 12.907 acres, more or less.

**AND**

**TRACT 3: BLNP, LLC**

**\$2,081,941 is the Maximum Assessment Against the following Property:**

**Lot 8**

All that part of the Southeast Quarter of Section 7, Township 13 South, Range 24 East, in the City of Lenexa, Johnson County, Kansas, this original Legal Description was prepared on June 5, 2025, by me, Thomas M. Smith, Professional Surveyor, Kansas License No. 759, with said portion being more particularly described as follows:

**COMMENCING** at the Southwest Corner of said Southeast Quarter of Section 7; thence North 87°24'31" East, along the South Line of said Southeast Quarter, a distance of 1411.10 feet to the Southeast Corner of LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, thence departing said South Line, North 02°35'29" West, along the East Line of said LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, a distance of 60 feet to a point on the Northerly Right-of-Way Line of College Boulevard, as now established, also being a point of curvature; thence Northwesterly along the said East line of said LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, and a curve to the right having an initial tangent bearing of South 87°24'31" West, a radius of 40.00 feet, a central angle 70°09'12", an arc length of 48.98 feet to a point of tangency; thence North 22°26'17" West, continuing along said East Line of LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, a distance of 42.52 feet to a point of curvature; thence northwesterly along a curve to the right, said curve being tangent to the last described course and having a radius of 140.00 feet, a delta angle of 16°27'54" and an arc length of 40.23 feet to a point of to a point of tangency; thence North 5°58'23" West, continuing along said East Line of LENEXA LOGISTICS CENTRE

NORTH, SIXTH PLAT, a distance of 104.19 feet to a point of curvature; thence northwesterly along a curve to the right, said curve being tangent to the last described course and having a radius of 390.00 feet, a delta angle of 3°22'10" and an arc length of 22.93 feet to a point of tangency; thence North 02°36'13" West, along said East Line of LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, a distance of 362.72 feet to the true **POINT OF BEGINNING** of land being described; thence continuing North 02°36'13" West, along said East Line of LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, a distance of 853.85 feet to a point of curvature; thence continuing along the said East Line of LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, northwesterly and westerly along a curve to the left, said curve being tangent to the last described course and having a radius of 80.00 feet, a delta angle of 32°47'34" and an arc length of 45.79 feet to a point of to a point of reverse curve; thence northeasterly, northerly and northwesterly along a curve to the right, said curve being tangent to the last described course and having a radius of 20.00 feet, a delta angle of 58°22'18" and an arc length of 20.37 feet to a point of reverse curve; thence northwesterly and northerly continuing along said curve to the left, with said curve being tangent to the last described course and having a radius of 85.00 feet, a delta angle of 116°35'12" and an arc length of 172.96 feet; thence departing said East Line of LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, North 02°39'25" West, a distance of 287.20 feet; thence North 87°20'35" East, a distance of 797.48 feet; thence South 40°29'21" East, a distance of 235.42 feet; thence South 02°41'15" East, a distance of 308.63 feet; thence North 87°20'06" East, a distance of 86.41 feet; thence South 02°02'48" East, a distance of 524.04 feet; thence South 87°19'51" West, a distance of 80.96 feet; thence South 02°38'31" East, a distance of 108.50 feet; thence South 27°13'17" West, a distance of 140.48 feet; thence South 12°36'26" West, a distance of 79.34 feet; thence South 87°19'46" West, a distance of 759.83 feet to the point of beginning.

Containing 1,176,202 square feet or 27.002 acres, more or less.

**AND**

**TRACT 4: BLNP, LLC**

**\$363,666 is the Maximum Assessment Against the following Property:**

**Lot 12**

All that part of the Southeast Quarter of Section 7, Township 13 South, Range 24 East, in the City of Lenexa, Johnson County, Kansas, this original Legal Description was prepared on June 5, 2025, by me, Thomas M. Smith, Professional Surveyor, Kansas License No. 759, with said portion being more particularly described as follows:

**COMMENCING** at the Southwest Corner of said Southeast Quarter of Section 7; thence North 87°24'31" East, along the South Line of said Southeast Quarter, a distance of 1411.10 feet to the Southeast Corner of LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, thence departing

said South Line, North 02°35'29" West, along the East Line of said LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, a distance of 60 feet to a point on the Northerly Right-of-Way Line of College Boulevard, as now established, said point also being the true **POINT OF BEGINNING** of land being described, also being a point of curvature; thence Northwesterly along the said East line of said LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, and a curve to the right having an initial tangent bearing of South 87°24'31" West, a radius of 40.00 feet, a central angle 70°09'12", an arc length of 48.98 feet to a point of tangency; thence North 22°26'17" West, continuing along said East Line of LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, a distance of 42.52 feet to a point of curvature; thence northwesterly along a curve to the right, said curve being tangent to the last described course and having a radius of 140.00 feet, a delta angle of 16°27'54" and an arc length of 40.23 feet to a point of to a point of tangency; thence North 5°58'23" West, continuing along said East Line of LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, a distance of 104.19 feet to a point of curvature; thence northwesterly along a curve to the right, said curve being tangent to the last described course and having a radius of 390.00 feet, a delta angle of 3°22'10" and an arc length of 22.93 feet to a point of tangency; thence North 02°36'13" West, along said East Line of LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, a distance of 362.72 feet; thence departing said East Line of LENEXA LOGISTICS CENTRE NORTH, SIXTH PLAT, North 87°19'46" East, a distance of 443.57 feet; thence South 02°39'25" East, a distance of 595.95 feet to a point on the Northerly Right-of-Way Line of College Boulevard, as now established; thence South 87°24'12" West, a distance of 377.22 feet to the point of beginning.

Containing 261,659 square feet or 6.007 acres, more or less.

**Pursuant to Resolution No. 2025-059, the assessments shall not be levied against those areas dedicated as public right of way, public parks, storm water retention or detention areas, common area associations, conservation easements, publicly owned easements or similar areas.**



**CITY COUNCIL  
MEMORANDUM**

**ITEM 10**

**SUBJECT:** Public hearing to consider the recommended fiscal year 2026-2030 Capital Improvement Program

**CONTACT:** Nate Blum, Chief Financial Officer

**DATE:** December 16, 2025

**ACTION NEEDED:**

Conduct a public hearing to consider the recommended fiscal year (FY) 2026-2030 Capital Improvement Plan (CIP).

**PROJECT BACKGROUND/DESCRIPTION:**

The recommended FY 2026-2030 CIP is approximately \$267.6 million and includes funding for 60 capital projects. As required by the City's CIP policy, the Planning Commission will review the recommended CIP at its meeting on January 5, 2026.

The Governing Body reviewed the recommended CIP at the December 9, 2025 Committee of the Whole meeting. In addition, the City published the recommended CIP document on the City's website and published the public hearing notice in the Kansas City Star on December 4, 2025. The entire [recommended CIP document](#) is available on the City's website.

The CIP is funded by the following sources:

<b>Funding Sources</b>	<b>Amount</b>
General Fund Revenues	\$81,444,109
General Obligation Bonds	\$69,769,463
3/8¢ Sales and Use Tax	\$48,413,093
Stormwater Fund Revenues	\$21,504,246
Other sources (includes JoCo CARS and SMAC grants, etc.)	\$21,045,499
Federal and State Grants	\$9,823,778
Special Highway Fund (Motor Fuels Tax)	\$9,032,650
Excise Tax	\$6,599,791
<b>Total Sources of Funding</b>	<b>\$267,632,629</b>



The CIP will fund projects in these categories:

<b>Uses of Funding</b>	<b>Amount</b>
Streets / Bridges / Traffic Projects	\$164,245,346
Facilities Projects	\$36,800,000
Stormwater Projects	\$33,467,751
Parks & Recreation Projects	\$24,234,188
Capital Equipment / Other Projects	\$8,885,344
<b>Total Uses of Funding</b>	<b>\$267,632,629</b>

The facilities component of the CIP includes funding for Fire Station 6, design of the Public Safety Training Facility, and design of the Parks and Recreation Service Center project. In addition, the streets component of the CIP includes funding for 83rd Street Improvements, the Pavement Management Program, and the Pavement Reconstruction Program.

The Governing Body will consider approval of the recommended FY 2026-2030 CIP at its meeting on January 6, 2026.

#### **FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The CIP is the formal capital plan for the City and establishes the approved expenditure amount for each capital project. The Governing Body may consider amendments to the CIP as needed throughout the year to add or remove projects and to adjust project budget amounts.

#### **STAFF RECOMMENDATION:**

Conduct the public hearing.

#### **VISION / GUIDING PRINCIPLES ALIGNMENT:**

##### **Vision 2040**

Integrated Infrastructure & Transportation  
Vibrant Neighborhoods

##### **Guiding Principles**

Prudent Financial Management  
Strategic Community Investment

#### **ATTACHMENTS**

1. Link to Recommended CIP Document online



**CITY COUNCIL  
MEMORANDUM**

**ITEM 11**

**SUBJECT:** 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

**CONTACT:** Stephanie Sullivan, Planning Manager

**DATE:** December 16, 2025

**ACTION NEEDED:**

- a. Pass an ordinance rezoning property located near the northwest corner of 83rd Street & Clare Road from the AG, Agricultural District to the RP-1, Planned Residential (Low-Density) District; and
- b. Approve the companion preliminary plan/plat for The Enclave at Twin Creeks.

**APPLICANT:**

Dan Foster, Schlagel Associates

**OWNER:**

James L. Mullin

**PROPERTY LOCATION:**

Near the northwest corner of the intersection of  
83rd Street & Clare Road

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant requests the rezoning of a property near 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 neighborhood contains 50 lots and 10 tracts on 33.6 acres of land, and has a density of 0.67 dwelling units per acre. The minimum housing classification proposed is E, which requires a minimum ground floor area ranging between 750 square feet and 1,400 square feet depending on the type of single-family home constructed.

The neighborhood provides a single access point from Clare Road, a loop street, three cul-de-sacs, and two stub-streets to accommodate potential future redevelopment of the existing homes along Clare Road. No access is proposed along 83rd Street due to spacing issues with the Clare Road intersection. The plan reflects a future City trail on the west side of the neighborhood and is adjacent to a future City trail to the north that is not part of the subject property. Connections are provided from the neighborhood to the future City trails, as well as a future sidewalk along 83rd Street.

The applicant requests two deviations, which are similar to those granted for other single-family neighborhoods in the area. The requested deviations are:

1. Minimum lot width to be reduced from 70 feet to 60 feet for 26 of the 50 lots; and

2. Front setback to be reduced from 30 feet to 25 feet for all 50 lots to allow larger backyards and increased separation from public trails.

### **STAFF RECOMMENDATION:**

Pass the ordinance and approve the companion preliminary plat.

### **PLANNING COMMISSION ACTION:**

The item was considered as Regular Agenda Item 5 at the December 1, 2025, Planning Commission meeting. A public hearing was held and one member of the public spoke and generally supported the project, but had questions related to traffic and the construction of Clare Road improvements, which were answered by staff.

A discussion of the City's trail network led to the applicant declaring that they are pursuing the idea of donating one of the larger tracts to the City for park purposes, but that an official request has not been made at this time.

Several Commissioners stated the proposed single-family subdivision is an appropriate land use for this area. The Commissioners acknowledged the requested deviations are consistent with other single-family neighborhoods and are reasonable. The Commissioners supported the request to rezone the site to the RP-1 Zoning District, basing their support on the criteria for review in the staff report and the design of the neighborhood.

Chairman Poss entertained a motion to recommend **APPROVAL** to rezone property from the AG Zoning District to the RP-1 Zoning District for a single-family subdivision located near the northwest corner of the intersection of 83rd Street & Clare Road. 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/plat for The Enclave at Twin Creeks. Moved by Commissioner Wagner, seconded by Commissioner Woolf, and carried by a unanimous vote.

### **VISION / GUIDING PRINCIPLES ALIGNMENT:**

#### **Vision 2040**

Vibrant Neighborhoods

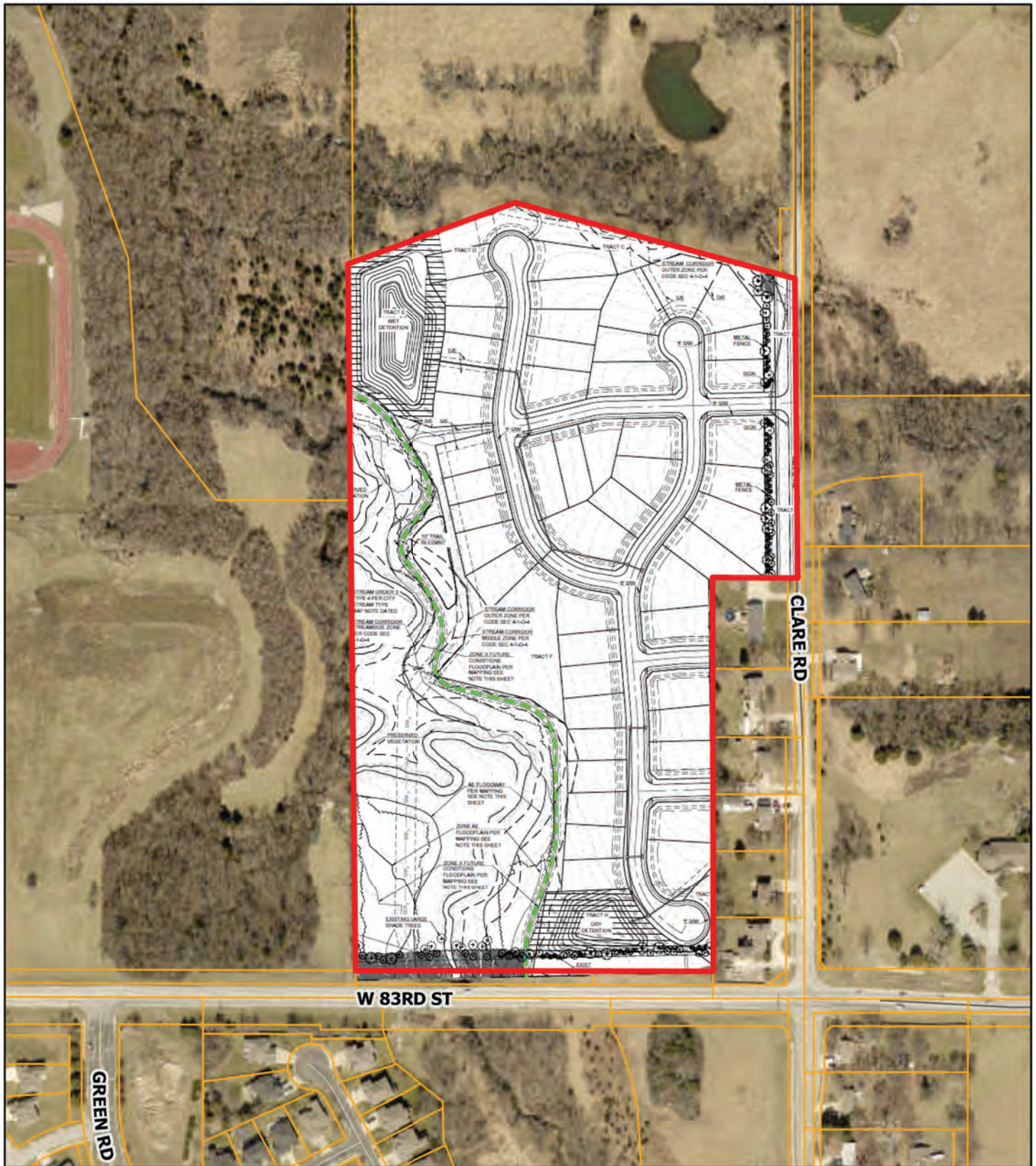
#### **Guiding Principles**

Responsible Economic Development

### **ATTACHMENTS**

1. Map
2. PC Staff Report & Exhibits
3. PC Draft Minutes Excerpt
4. Ordinance





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

## The Enclave at Twin Creeks Rezoning & Preliminary Plan/Plat

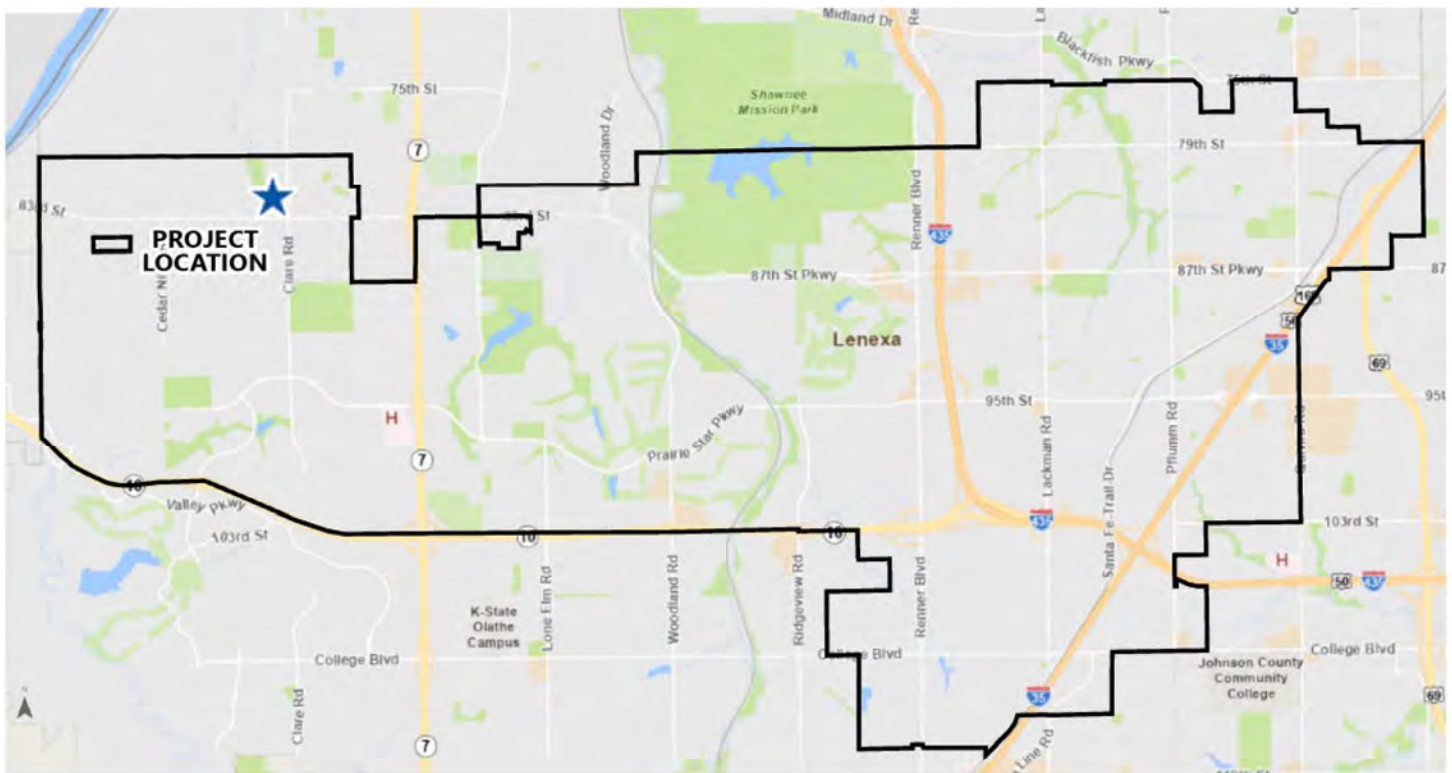


0 200 400 800 Feet



## ENCLAVE AT TWIN CREEKS

<b>Project #:</b>	RZ25-09 & PT25-04P	<b>Location:</b>	Northwest corner of the intersection of W. 83rd Street and Clare Road
<b>Applicant:</b>	Dan Foster, Schlagel Associates	<b>Project Type:</b>	Rezoning & Preliminary Plat
<b>Staff Planner:</b>	Jessica Lemanski	<b>Proposed Use:</b>	Single-Family Residential



### PROJECT SUMMARY

The applicant requests approval to rezone and plat approximately 33 acres of a 53-acre parcel at the northwest corner of the intersection of W. 83rd Street and Clare Road from the AG, Agricultural District to the RP-1, Planned Residential (Low-Density) District, to allow a single-family residential subdivision. 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. The applicant requests a deviation from the Unified Development Code (UDC) for the lot widths for 26 lots and a deviation from the front setback for all lots of the subdivision. A Public Hearing is required for the rezoning request.

### STAFF RECOMMENDATION: APPROVAL



## SITE INFORMATION

The subject property is a currently a 53.33-acre single-family residential property that spans from 79<sup>th</sup> Street to 83<sup>rd</sup> Street along the west side of Clare Road, with the exception of six single-family residential lots near the intersection of 83<sup>rd</sup> Street and Clare Road. The site was annexed into the City of Lenexa in 1986 and retains its initial zoning district of AG, Agriculture. The larger property is bisected by a stream running east to west, which serves as a natural barrier between the proposed subdivision and the northern portion of the property. The portion of the property to the north of the stream has been utilized as low-density single-family residential and will remain as such. On the western portion of the site, another stream runs north-south and separates the subject property from the Mill Creek Middle School site. The two streams begin to converge at the northwestern portion of the site, which is adjacent to City-owned land intended to be a future City park.

LAND AREA (AC)	LOTS	CURRENT ZONING	COMP. PLAN
Entire Parcel: 53.33	Existing to Remain: 1	AG	Suburban-Density Residential
Proposed Development: 33.59	Proposed Development: 50		

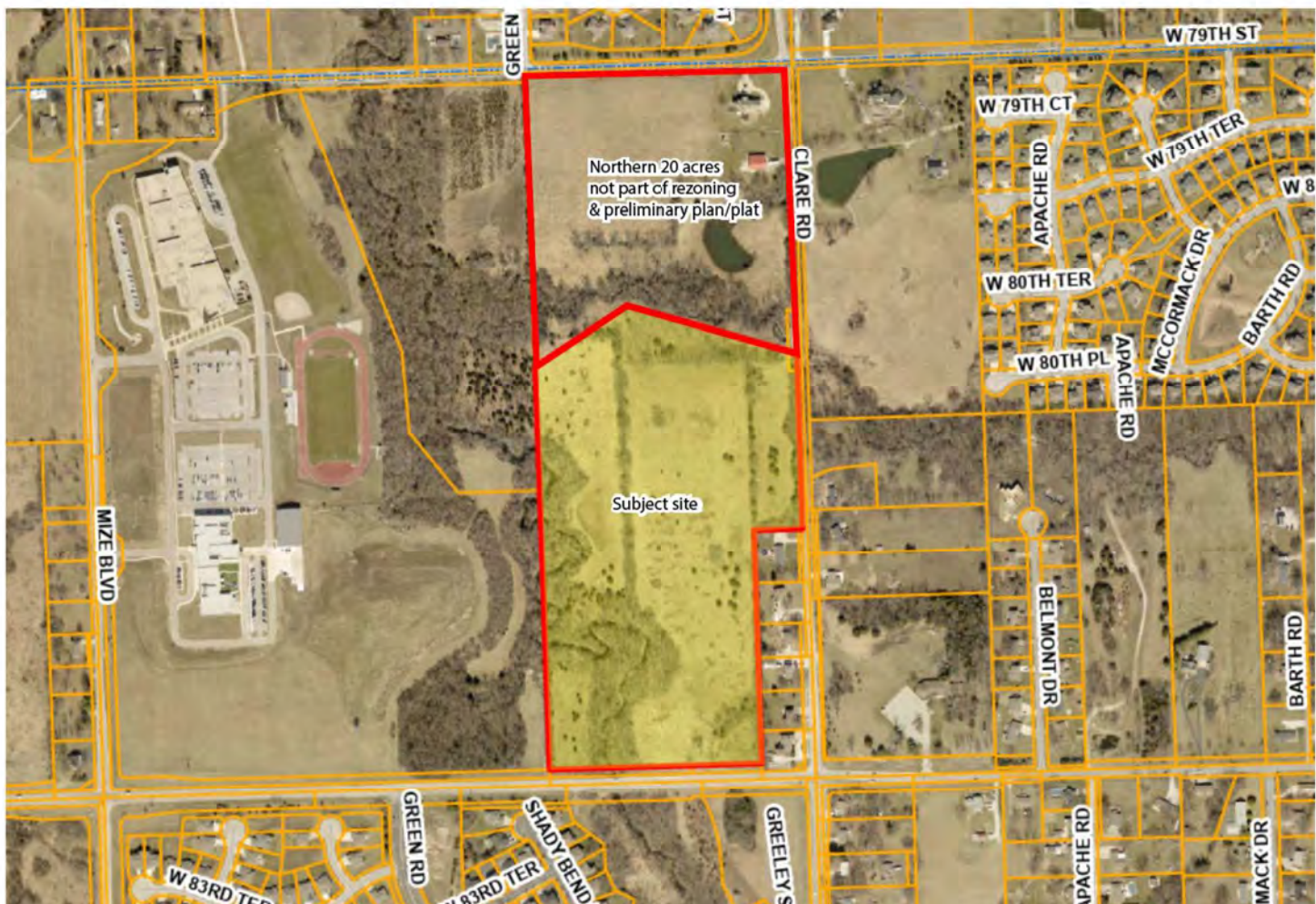
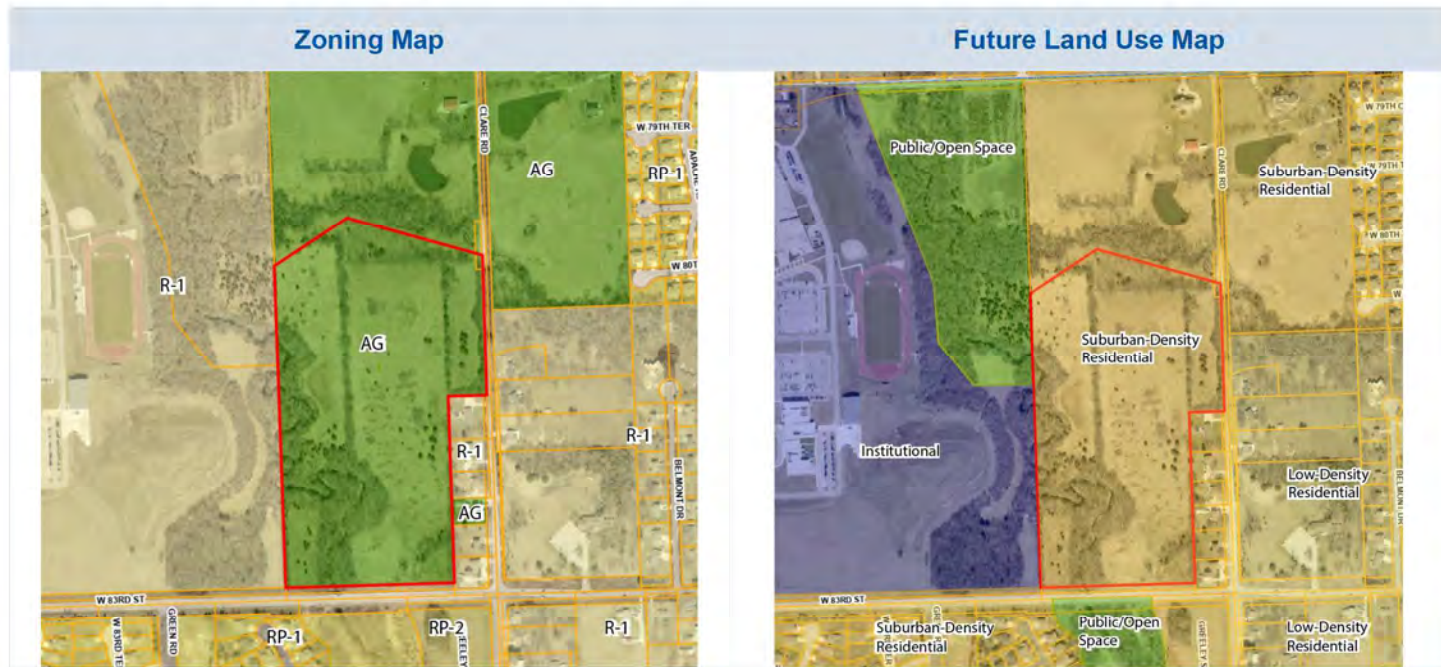


Exhibit 1: Aerial Image of Subject Site.



## LAND USE REVIEW

The proposed development is for single-family use. This site is classified as Suburban-Density Residential on the Future Land Use Map of the Comprehensive Plan. The proposed use of single-family residential is appropriate for the area and the surrounding uses.



**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Land Use Classification	Zoning	Current Use
<b>Subject Property</b>	Suburban-Density Residential	AG, Agriculture District	Undeveloped
<b>North</b>	Suburban-Density Residential	AG, Agriculture District	Single-family residential
<b>South</b>	Medium-Density Residential, Parks & Open Space	RP-1, Planned Residential Single Family (Low-Density) District	City Park, Undeveloped
<b>East</b>	Low-Density Residential	R-1, Single-Family Residential District AG, Agriculture District	Single-family residential, undeveloped
<b>West</b>	Institutional, Parks & Open Space	R-1, Single-Family Residential District	Middle School, City Park



## REZONING REVIEW

The applicant proposes to rezone the subject site from the AG Agricultural District to the RP-1, Planned Residential Single-Family (Low-Density) District which has a maximum density of 3.5 dwelling units per acre. The proposed subdivision yields 0.67 dwelling units per acre. The portion of the parcel to the north of the stream will retain AG zoning.

**TABLE 2: REZONING ANALYSIS**



Staff provides the following analysis for the review criteria within Section 4-1-G-5 of the Unified Development Code (UDC).

### 1. The character of the neighborhood.

The neighborhood is in a developing area of the city that serves as a transition between suburban and rural development. The site is at the intersection of W. 83rd Street and Clare Road, which has a mix of single-family neighborhoods and large lot homes around it, as well as a middle school, church, and undeveloped properties. The proposed single-family subdivision is in keeping with the character of the area and the proposed density of 0.67 dwelling units per acre is compatible with established low residential densities in the vicinity.

### 2. The zoning and use of properties nearby.

The zoning and uses of the adjacent properties are predominantly single-family, agricultural, or institutional uses such as parkland or the middle school. The RP-1 zoning district is the most predominant zoning in the vicinity of this site. Some neighboring properties are currently estate sized residential lots (one acre or greater in area). The zoning and land use of adjacent properties is noted in Table 1.



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

The property is currently restricted to low-density single-family and agricultural uses based on its current zoning of AG. While the existing zoning permits suitable uses for the site, the RP-1 zoning district allows a density level that more closely aligns with the Suburban-Density Residential Future Land Use classification of the Comprehensive Plan.

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

The proposed uses will not detrimentally affect nearby properties as appropriate streets, utility, and other infrastructure will be provided for the development. It is Staff's opinion the proposed uses are compatible with the existing and planned uses in the vicinity.

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

The property has remained undeveloped and zoned AG since being annexed into the City in 1986.

**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 since the proposed development's density and uses are compatible with surrounding development and appropriate infrastructure is or will be available to serve the site. Denial of the application would restrict the property to the existing zoning of AG which may not be the most appropriate zoning for this location given the surrounding development pattern and planned infrastructure.

**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 property's Future Land Use classification is Suburban-Density Residential which limits density to 3.5 dwelling units per acre and calls for detached single-family uses. A single-family neighborhood is consistent with the current land use classification of the Comprehensive Plan. The proposed RP-1 zoning is consistent with the Suburban-Density Residential classification.

**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.**

Several properties remain undeveloped in the vicinity of this site. The area is developing with various uses along W. 83rd Street. Adequate utilities and services are available or will be extended to the subject property. The site is subject to the City's stormwater management requirements which are applicable to all development in the City. The site is within the De Soto School District.



**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.**

The proposed subdivision will be served by Clare Road, a portion of which is currently inadequate to serve the area and the increased trips that will be added with this development; however, improvements will be made to adequately serve the development as described in the plat review section of this report. Upon the improvements being made, the subdivision will not adversely affect the capacity or safety of the street network. In fact, the improvements required to serve the proposed subdivision will enhance the network for current users.

Additionally, the City is embarking on a project to improve W. 83rd Street between Clare Road and Gleason Road, which will better accommodate this project. This project is currently under design, with construction anticipated to start in the spring of 2027.

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

The proposed rezoning is not anticipated to generate any environmental impacts exceeding the requirements of the UDC.

**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 subject to the UDC requirements for stormwater management and is required to meet the same standards as any new development.

**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 applicant requests deviations for the subdivision. The request is for reductions of the minimum 70-foot lot width requirement and the minimum 30-foot front yard setback requirement. The lot width reduction request is for 26 lots of the 50-lot subdivision. The setback reduction request applies to all lots.

A deviation request may be considered using the criteria listed in Section 4-1-B-27-G-4 of the UDC. The deviation requests are described later in the Staff Report.



## PRELIMINARY PLAT REVIEW

The subject site is located at the northwest corner of the intersection of W. 83rd Street and Clare Road. The subdivision contains 50 single-family lots and 10 tracts on 33.6 acres. The applicant requests to deviate from the required 30' front setback by 5 feet and requests for 26 of the lots to deviate from the required 70' lot width. Tracts are provided at the north, west, east and south side of the subdivision to provide stormwater detention, stream corridor and stormwater quality, landscape buffers, trail connections, and common areas for residents.



**Exhibit 2: Preliminary Plat**



The subdivision takes access from Clare Road at one point. The main “spine” street within the subdivision will end in cul-de-sacs due to the limitation of crossing the stream to the north of the subject property. Two street stubs are provided to the single-family homes to the east of the property along Clare Road to allow for future connections to be made should these lots ever redevelop. It is staff’s desire to limit the number of residential driveways on Clare Road, especially so close to the intersection of W. 83rd Street. By allowing for future alternative access from the subdivision, the existing driveways can be removed when the properties are redeveloped. It is anticipated that one of the street stubs may connect to Clare Road in the future to allow a second access point to the neighborhood and maintain compliance with UDC Section 4-2-C-2, which notes that 50 dwelling units is the maximum number of lots that may be served by a single cul-de-sac (i.e., a dead-end street system with one access point).

The subdivision is bordered on the west and north side by stream corridors where future City trails, identified on the City’s Master Parks and Trails Plan, are planned to be located. Trail easements are provided within Tract C on the north side and Tract F on the west side to connect to the future trails. A 20’ trail easement is provided on the plat to allow the City to construct the trail in the future.

**TABLE 3: ENCLAVE AT TWIN CREEKS PRELIMINARY PLAT**

<b>Lots and Tracts</b>	<b>Purpose</b>	<b>Ownership</b>
<b>Lots 1-50</b>	Single-Family Residential	Developer
<b>Tracts A, B &amp; H</b>	Arterial Road Landscape Buffer	Homeowner’s Association
<b>Tracts C &amp; G</b>	Stream Corridor & Stormwater Quality	Homeowner’s Association
<b>Tract D</b>	Stormwater Detention	Developer
<b>Tracts E and H</b>	Stormwater Detention & Stormwater Quality	Homeowner’s Association
<b>Tract F</b>	Open space	Homeowner’s Association
<b>Tract I</b>	Future access to lots along Clare Road	City of Lenexa

The subdivision includes several locations where sidewalks are provided from the local streets between lots, to W. 83rd Street, and to the future trails. The timing of the completion of the primary public trails by the City is not known. The expectation is for the internal sidewalks and connections to the future City trails to be constructed by the developer with public improvements for that phase of the subdivision. The sidewalk connections will be dedicated to the City as a public sidewalk easement to allow public access but are to be owned and maintained by the HOA. Various drainage, sanitary sewer, utility, and landscape easements are provided throughout the subdivision and shall be more specifically identified at final plat.

### **DIMENSIONAL STANDARDS**

The subdivision is generally in compliance with the subdivision requirements of Section 4-2-C of the UDC. The applicant is requesting deviations to reduce the lot width of 26 lots and reduce the front setback to 25’ for all 50 lots. All other dimensional standards of the RP-1 District will be met. Side setbacks are to remain at 7’ and rear setbacks are 20’, and all lots meet the minimum lot area of 8,000 SF.



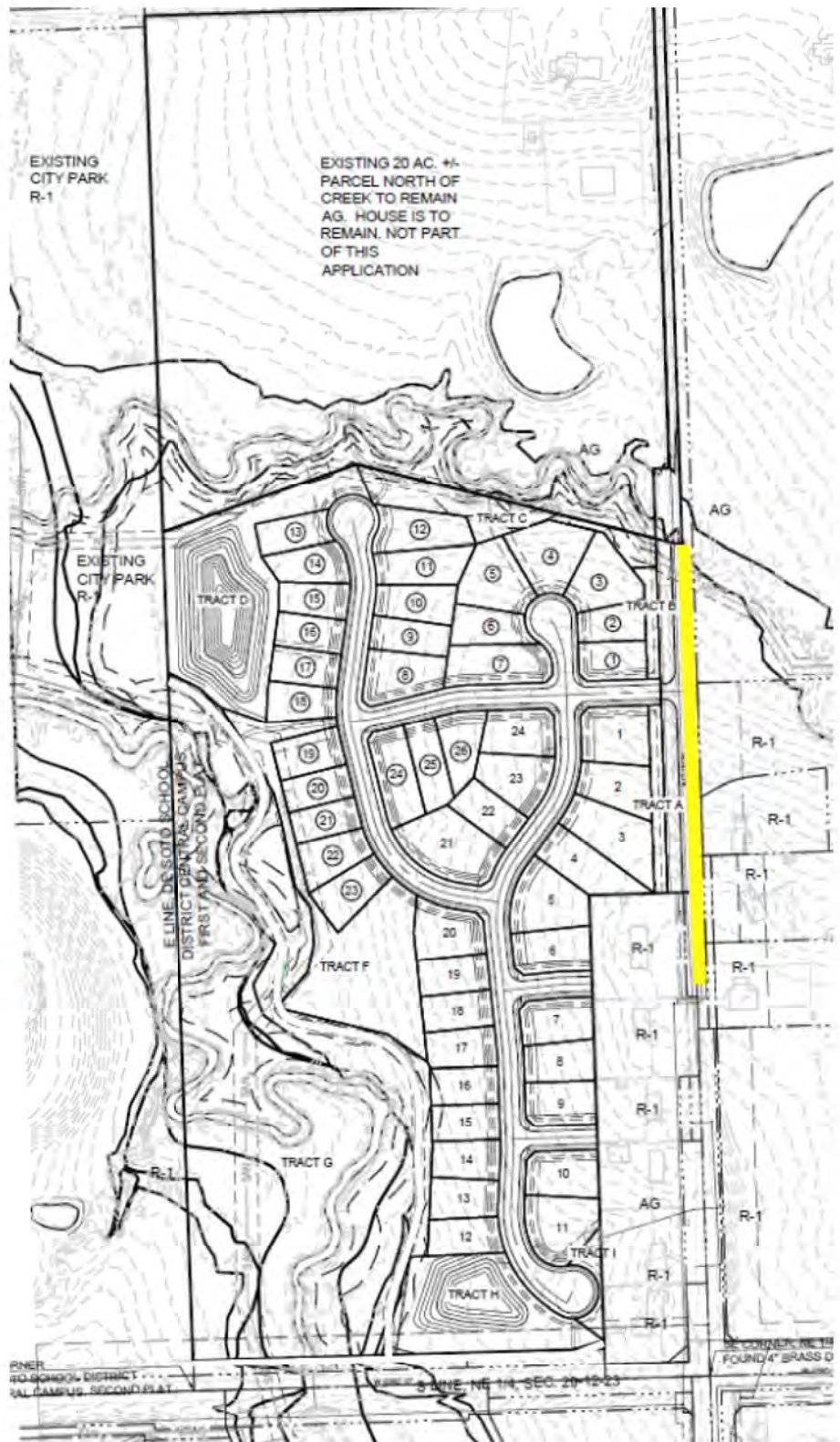
## PUBLIC IMPROVEMENTS

Clare Road, which is classified as a secondary arterial, will be required to be improved along the length of the subject site. Approximately 830 linear feet of Clare Road is already improved north of W. 83rd Street. The developer is responsible for improvements to the remainder of Clare Road adjacent to the subject site to match that section just north of the intersection. Sidewalks are to be constructed with these improvements to Clare Road.

The preliminary plat boundary includes the right-of-way for the adjacent section of Clare Road that is not yet improved. Improvements to the intersection of W. 83rd Street and Clare Road will be the responsibility of the City to construct. It is anticipated that the City will improve W. 83<sup>rd</sup> Street between Mize Road and Clare Road in a time to be determined in the future.

Exhibit 3 reflects the approximate section of Clare Road to be improved by the developer in order to serve the project.

***At Right: Exhibit 3: Required Clare Road street improvements.***

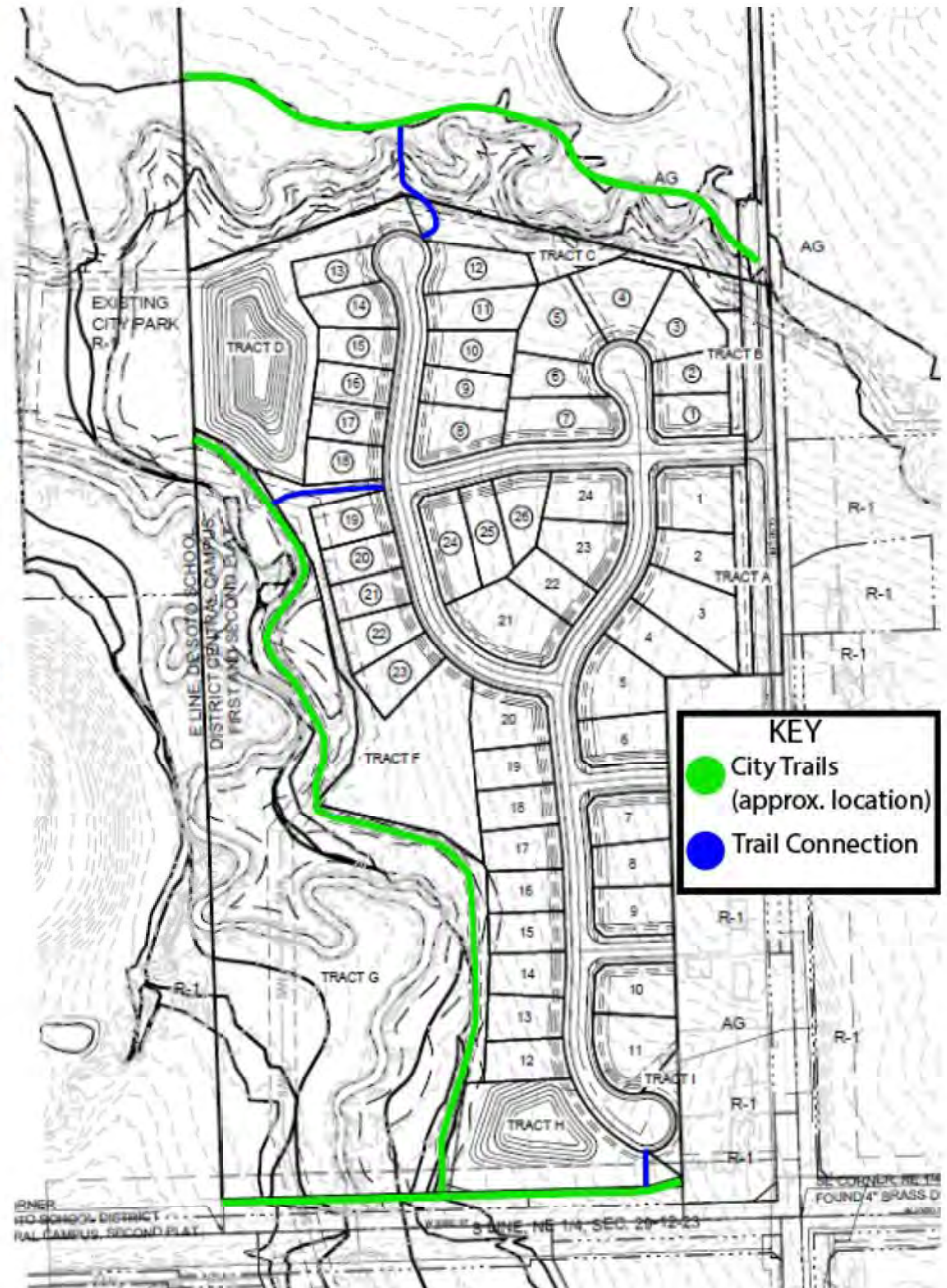






*Above: Exhibit 4: Master Trail Plan within the subject property's general vicinity*

*At Right: Exhibit 5: Trail easement and access trails. City will design and construct the trails noted in green and the developer is required to design and construct trails and sidewalks noted in blue at time of public improvements for the subdivision.*





## STORMWATER

The applicant has submitted a preliminary stormwater management study demonstrating the intent to meet the City's stormwater management requirements. This will generally be accomplished by preserving the stream buffer adjacent to the project, as well as with the construction of two new wet retention basins. As noted, stream buffer exists on this site, and therefore in addition to the various appropriate buffer zone restrictions, a 20' single-family residential rear yard setback is provided as well.

## FIRE PREVENTION

The Fire Department reviewed the plans based on the current adopted fire codes and local amendments. All general planning review comments have been acknowledged or satisfied and there are no outstanding Fire Department planning review items that need to be addressed for this project to move forward. A more detailed fire code review will be conducted based on the adopted codes at the time of the building permit documentation submittal.

## LIGHTING

Streetlights will be installed along all public streets in accordance with the City Public Improvement requirements. Site and exterior lighting on private development is subject to Section 4-1-C-4-I of the UDC.

## LANDSCAPING

Single-family subdivisions require a fence and landscape buffer along collector and arterial streets. The buffer is typically provided in a tract between lots and the street right-of-way as it is with this subdivision. The tract is identified on the plat as a tract to be maintained by the HOA. Existing groundcover will be replaced with turf and new trees and shrubs will be added. There are existing trees noted to remain, and all existing non-shade tree vegetation is to be removed. Section 4-2-E-4 of the UDC states the minimum landscape requirements for the buffer.

*At Right: Exhibit 6: Landscape Plan*

## ARCHITECTURE

Single-family residential development is subject to Section 4-1-C-5-C of the UDC. These regulations do not specify building design standards to the same extent as other types of development. The review of the design of a single-family residential dwelling occurs during the building permit review of the structure.





## DEVIATIONS

The applicant requests deviations from Sections 4-1-B-6-F of the UDC related to the minimum lot width and front yard setback for several lots as noted in Table 4 and displayed visually on Exhibit 7. The applicant is requesting that 26 of the 50 lots be allowed reduced lot width dimensions to allow for a variety of housing products for this subdivision. Goal 2.1 of the Comprehensive Plan encourages the provision of attainable housing through diverse housing choices and creative housing types. The requested reduction in lot width by up to 10' supports this goal by enabling a broader range of lot and building configurations, which in turn accommodates multiple styles of single-family housing products at varying sizes and price points. Allowing flexibility in lot dimensions helps create opportunities for more attainable units while maintaining compatibility with surrounding development patterns.

The applicant also requests a reduced front setback for all 50 lots. The subject property is narrow in shape and bordered by stream corridors on the north and west sides. In order to allow for proper grading, larger rear yards, and more distance between the houses and the public trails and Clare Road, reduced setbacks would allow homes to be pulled closer to the street and further from the rear of the lots that would face the public trail system and Clare Road. This would also improve the privacy for homeowners and provide flexibility for backyard amenities such as pools, play areas, and decks. Per Section 4-1-O-12 of the UDC the Planning Commission may approve a reduction in the yard and setback requirements.

TABLE 4: REQUESTED DEVIATIONS			
Deviation	UDC Requirement	Proposed	Difference
Lot width (Lots 1-26)	70 feet	60 feet	10 feet
Front yard setback (all lots)	30 feet	25 feet	5 feet

Staff supports the deviations requests as proposed. The deviations for smaller lot dimensions allow for a reasonable clustering of smaller lots on a narrow site with significant undevelopable areas. The area of undevelopable land for this site due to the stream corridors limit the number of lots that can be developed under UDC standards. The applicant commits to providing 7-foot side yard setbacks for all lots, which will eliminate the challenges of constructing homes closer together than the minimum side yard setback allows.







## 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 by the City Council on December 16, 2025.
- The applicant must submit a final plat application prior to applying for permit(s).
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements, such as permits and development fees.

## RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing for the rezoning request.**

★ **Staff recommends approval of the preliminary plat/plan for The Enclave at Twin Creeks.**

- The plat contains 50 single-family residential lots and 10 tracts on approximately 33.6 acres.
- The plat includes trail easements in alignment with the City's Trails Master Plan.
- The plat accounts for potential future redevelopment of existing residential lots along Clare Road and provides access and connectivity for those lots to be reoriented and access to Clare Road to be removed from individual lots.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Vibrant Neighborhoods* and a *Thriving Economy*.

## REZONING

Staff recommends **APPROVAL** for rezoning property from AG to RP-1 for **The Enclave at Twin Creeks** located at the northwest corner of the intersection of West 83rd Street and Clare Road.

## PRELIMINARY PLAT/PLAN

Staff recommends **APPROVAL** of the preliminary plat/plan for **The Enclave at Twin Creeks** located at the northwest corner of the intersection of West 83rd Street and Clare Road for a single-family subdivision with deviations as noted in the Staff Report.








I:\PROJECTS\2025\25-05-10\DWG\Plan\3.0 Preliminary Landscape Plan, L1.dwg, 11.0 PRELIMINARY LANDSCAPE PLAN, L1



PLANT SCHEDULE						SIZE	CONT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME				
DECIDUOUS TREES							
	DBE 1	1	SHIMOLAEUS DOUGLII (SPRING) / HENTUCKY COFFEE TREE		2 1/2" CAL.	BAK	
	PAE 1	1	PLATANUS X ADERFOLIA (WOODBOND) (WOODBOND LONDON PLANE TREE)		2 1/2" CAL.	BAK	
	QB 2	1	QUERCUS BOCCONII (WHITE OAK)		2 1/2" CAL.	BAK	
	QS 10	1	QUERCUS BURNINGII (SWAMP WHITE OAK)		2 1/2" CAL.	BAK	
	TE 5	1	TILIA AMERICANA (NIGHTGLOOM) (NIGHTGLOOM AMERICAN LINDEN)		2 1/2" CAL.	BAK	
EVERGREEN TREES							
	JVS 35	1	JUNIPERUS VIRGINIANA (CONSPICUOUS) / CANADIAN EASTERN REDCEDAR		8" HT.	BAK	
FLORIBUND TREES							
	AGA 25	1	ANGLICANUS X GRANDIFLORA (AUTUMN BRILLIANCE) / AUTUMN BRILLIANCE APPLE SPICEBERRY		8" HT.	BAK	
	CC 15	1	CERCIS CANADENSIS (EASTERN REDBUD)		8" HT.	BAK	
	MR 6	1	MALUS X ROYAL HANGING (ROYAL HANGING CRABAPPLE)		4" HT.	BAK	
SHRUBS							
	CR 8	1	CORNUS PACIFICA (SNOW DOGWOOD)		5 GAL.	CONT.	
	ES 24	1	EREBUS ALBIFLORUS (GOLDEN CURRANT)		5 GAL.	CONT.	
	VA 12	1	VIBURNUM OPULIFOLIUM (AMERICAN) / AMERICAN GRABAPPLE		5 GAL.	CONT.	

BROADCAST SEED AT 8 LBS PLS PER ACRE DRILLED SEED AT 8 LBS PLS PER ACRE				
Common Name	Scientific Name	% of mix by seed count	Germination	
Bouteloua curtipendula	Sideoats Grama (El Reno)	50%	90%	90%
Bouteloua gracilis	Blue Grama (Lovington)	10%	90%	85%
Paspalum amabilis	Western Wheatgrass (Garrison)	10%	90%	85%
Schizachyrium scoparium	Little Bluestem (Aldous)	30%	90%	90%

RP-1 LANDSCAPE CALCULATION TABLE			
DESCRIPTION	ORDINANCE REQUIREMENT	LANDSCAPE REQUIRED	LANDSCAPE PROPOSED
NORTH BOUNDARY PERIMETER PLANTING A ONG LOT LINES	PER SECTION 4-10-2-L SINGLE FAMILY IS EXEMPT FROM THIS REQUIREMENT	N/A	N/A
EAST BOUNDARY ARTERIAL STREET BUFFER LANDSCAPE SECTION 4-2-A-4-2-3 CLARE ROAD 265.36 L.F. FRONTAGE TRACT B	2.5 SHADE TREES 3 SMALL TREES SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE	9 SHADE TREES TRACT A 11 SMALL TREES TRACT A 43 SHRUBS TRACT A 7 SHADE TREES TRACT B 8 SMALL TREES TRACT B 12 SHRUBS TRACT B	9 SHADE TREES TRACT A 11 SMALL TREES TRACT A 26 EVGRN TREES INSTEAD OF 41 SHRUBS TRACT A 1 SHADE TREES TRACT B 8 SMALL TREES TRACT B 10 EVGRN TREES INSTEAD OF 31 SHRUBS TRACT B
SOUTH BOUNDARY ARTERIAL STREET BUFFER LANDSCAPE SECTION 4-2-A-4-2-3 83RD STREET 784.91 L.F. FRONTAGE	2.5 SHADE TREES 12 SHRUBS SHALL BE PLANTED FOR EVERY 100 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE	26 SHADE TREES 24 SMALL TREES 85 SHRUBS	10 EXISTING SHADE TREES 10 SHADE TREES 24 SMALL TREES 44 SHRUBS 17 EVGRN TREES INSTEAD OF 31 SHRUBS
WEST BOUNDARY PERIMETER LOT LINE LANDSCAPE	PER SECTION 4-10-2-L SINGLE FAMILY IS EXEMPT FROM THIS REQUIREMENT	N/A	N/A
STREET TREES SECTION 4-10-2-3 LOCAL RESIDENTIAL STREETS TO BE INSTALLED BY CITY	1 SHADE TREE SHALL BE PLANTED FOR EVERY 40 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE	1 SHADE TREE FOR EVERY 40 LINEAR FEET ON LOCAL RESIDENTIAL STREETS	1 SHADE TREE SHALL BE PLANTED FOR EVERY 40 LINEAR FEET OF PUBLIC OR PRIVATE STREET FRONTAGE
SITE TREES SECTION 4-10-2-4 TO BE INSTALLED BY HOME BUILDER	2 DECIDUOUS TREES PER LOT 1 MUST BE SHADE TREE AND 1 MUST BE IN FRONT YARD	2 DECIDUOUS TREES PER LOT 1 SHADE TREE AND 1 IN FRONT YARD	2 DECIDUOUS TREES SHALL BE PLANTED PER LOT 1 WILL BE SHADE TREE AND 1 WILL BE IN FRONT YARD NOT SHOWN PER CITY STAFF

NOTE: REQUIRED STREET TREES AND ON LOT TREES NOT SHOWN ON THE PLAN PER CITY STAFF. STREET TREES WILL BE INSTALLED BY THE CITY. LOT TREES WILL BE INSTALLED BY THE HOME BUILDER.



METAL FENCE DETAIL

- NOTES:**
- UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS SUCH LOCATIONS MAY VARY, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
  - QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
  - ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY OF LENEXA STANDARDS AND ANSI A41.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
  - ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE LENEXA ORDINANCE. ALL TREES SHALL BE CALLED AND UNDERLINED TREES SHALL BE REJECTED.
  - ALL SHRUBS TO BE USED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
  - ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 1" MIN. DEPTH OF MULCH AND A 1/2" CUT EDGE.
  - ALL TREES SHALL HAVE A MIN. 3" T. D.A. AREA THAT HAS 2" MIN. DEPTH OF WOOD MULCH.
  - ALL TREE AREAS WITH LANDSCAPE EASEMENTS, TRACTS AND THE RIGHT OF WAY SHALL BE SOOED UNLESS INDICATED ON THE PLANS TO BE SOOED WITH NATIVE VEGETATION AS PART OF THE PUBLIC IMPROVEMENT CONSTRUCTION. TEMPORARY SEEDING SHALL BE COMPLETED IN THE LOT AREAS PER LAND DISTURBANCE PLANS ALL LOT AREAS TO BE SOOED AFTER EXTERIOR IMPROVEMENTS OF THE HOME CONSTRUCTION IS COMPLETE.
  - ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY OF LENEXA PRIOR TO INSTALLATION.
  - THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SOOING OPERATIONS.
  - INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY OF LENEXA STANDARDS.
  - ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1 FT. FOR SHRUBS. A 3 FT. CLEARANCE FEET FROM BACK OF CURB TO THE CENTRE OF SHRUBS FOR CAR OVERHANG IS REQUIRED AT ALL PARKING PLACES AND PERIMETER.
  - AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOO THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
  - AN IRRIGATION SYSTEM OR HOSE BIBS MUST BE WITHIN 100 FEET OF ANY PLANTING AREA. IRRIGATION IS REQUIRED BY LENEXA CODES. CONTRACTOR TO PROVIDE IRRIGATION/WATERING PLAN AS DESIGN BUILD.
  - IN THE EVENT OF WORK OR ON THE JOB SANITARY MANN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPAIR/REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
  - METAL FENCE FINISHING OF A CONSISTENT STYLE SHALL ONLY BE ALLOWED. STYLE TO BE DETERMINED BY THE DEVELOPER WHEN THE HOA DOCUMENTS ARE PREPARED.

**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
1450 S. 10TH AVE. SUITE 100  
LENEXA, KS 66042  
(913) 452-6158 • Fax: (913) 452-8400  
WWW.SCHLAGEL-ASSOCIATES.COM  
E: info@schlagel.com  
F: 452-6158

PREPARED BY:  
SCHLAGEL & ASSOCIATES, P.A.

ENCLAVE AT TWIN CREEKS  
PRELIMINARY PLAT AND REZONING PLAN  
83RD STREET AND CLARE ROAD  
LENEXA, KS

REVISION DATE	DESCRIPTION
11/11/2025	11/11/2025

DRAWN BY: JMB  
CHECKED BY: JMB  
DATE: 11/11/2025  
SCALE: AS SHOWN  
PROJECT NUMBER: 25-158

PRELIMINARY  
LANDSCAPE  
PLAN

SHEET  
**L1.0**

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## REGULAR AGENDA

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1. **Enclave at Twin Creeks — Consideration of a rezoning and preliminary plat for a single-family residential subdivision located near the northwest corner of 83rd Street and Clare Road. (Public Hearing)**
  - a. **Consideration of a rezoning from the AG, Agricultural District to the RP-1, Planned Residential (Low Density) District to allow a single-family residential subdivision. RZ25-09**
  - b. **Consideration of a preliminary plat for a single-family residential subdivision in the RP-1, Planned Residential (Low Density) District. PT25-04P**

### APPLICANT PRESENTATION

Dan Foster of Schlagel Associates presented a request to rezone the proposed site from AG, Agricultural to RP-1, Planned Residential (Low Density) District and approve a single-family preliminary plat. He explained that the property, known as the Enclave at Twin Creeks, is located at the northwest corner of 83rd Street and Clare Road and is a narrow, challenging site with limited access. After extensive discussions with City Staff, the development team created a layout that meets both the developer's goals and the City's requirements. The subdivision includes 50 single-family lots on 33.6 acres, consisting of two lot types, 60-foot patio-style lots and standard 70-foot RP-1 lots. The plan provides a single access point from Clare Road, a loop street, and three cul-de-sacs. Mr. Foster noted that access from 83rd Street is not allowed due to access management restrictions. The design also incorporates stub-streets to serve existing homes along Clare Road and a cul-de-sac bulb for two lots on the site's corner. He described ten tracts, nine of them serving as open-space buffers, including stream corridor areas, detention basins, BMP tracts, and a community green space area. An existing pond within the stream corridor will remain in place. A future City trail easement is planned along the western stream corridor, connecting to a City-owned property and future park, and eventually tying back to Clare Road through a separate future City trail within a property not included in the application. Mr. Foster outlined two deviation requests: one to allow 60-foot lot widths for the patio homes and another to reduce the front setback to 25 feet. He explained that the City has no specific zoning classification for patio or villa lots, so RP-1 with deviations has been a common approach. The reduced setback is intended to improve rear yard usability, allow better grading, increase privacy from the adjacent trail, and reduce front yard impervious surface. He concluded by stating that the rezoning and plat are consistent with the Comprehensive Plan, the Future Land Use Map, and surrounding development patterns, and that City Staff recommends approval.

### STAFF PRESENTATION

Jessica Lemanski presented the Staff Report. The Enclave at Twin Creeks involves a request to rezone the property located near the northwest corner of 83rd Street and Clare Road, as well as a request for approval of a preliminary plat. The site is part of a larger 53-acre property, though only the southern 33.6 acres are included in the proposed plan. A stream running north-south bisects the property and will eventually serve as a corridor for future City trails. Mill Creek Middle School lies to the west, and the surrounding area consists mainly of large-lot single-family homes. The property is currently zoned Agricultural, with nearby zoning primarily R-1, Single-Family Residential and RP-1, Planned Residential (Low Density) District and some RP-2, Planned Residential (Intermediate Density) District to the south. The Future Land Use Map designates the site as Suburban-Density Residential, matching the proposed development. Adjacent public and open-space areas, including future parkland, are also noted. Ms. Lemanski highlighted two key rezoning review criteria: compatibility with surrounding zoning and land uses, and conformance with the Comprehensive Plan. Staff found the proposal consistent with both, noting that the project's single-family detached homes and minimum dwelling size classification align with the City's



long-range goals. The preliminary plat covers 33.6 acres and includes 50 lots and 10 tracts, primarily for open space and detention. The design features one main entrance, landscape buffers along Clare Road and 83rd Street, cul-de-sacs, and street stubs intended to reduce future driveway access onto Clare Road. The plan also includes connections to planned City trails along both streams and an additional connection to the 83rd Street sidewalk. The developer will be required to improve Clare Road along the project frontage, tying into the already-improved section north of 83rd Street. Separately, the City plans to improve 83rd Street, including constructing roundabouts at Gleason Road and Clare Road, with work expected to begin in spring 2027. The applicant requests two deviations; minimum lot width reduced from 70 feet to 60 feet for 26 lots and front setback reduced from 30 feet to 25 feet for all lots to allow larger backyards and separation from public trails. Nearby subdivisions have received similar or more extensive deviations, and examples are provided to illustrate consistency with area standards. Staff recommends approval of the rezoning from AG to RP-1 and approval of the preliminary plat for the Enclave at Twin Creeks. The item is tentatively scheduled for the Governing Body meeting on December 16, 2025.

## PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item.

Andy Rebar, 8170 Clare Road, said his property borders the site to the north and west. Mr. Rebar commented that he has no objections to the rezoning but is concerned about traffic impacts. He noted that Clare Road is already heavily used and believes the development will significantly increase traffic, especially since there is only one access point onto Clare Road, which will push most vehicles toward 83rd Street. He also raised concerns about how construction traffic would be handled and asked whether the necessary road improvements would be in place prior to the start of development. Mr. Rebar further asked Commissioners to reconsider allowing an access point onto 83rd Street, commenting that nearby properties on the east side have multiple driveways and a church entrance. He concluded that while the development itself appears to be a positive improvement, the traffic and road issues need to be addressed.

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

## PLANNING COMMISSION DISCUSSION

Chairman Poss asked Tim Collins to clarify the timeline for the road improvements, specifically whether those improvements would be completed before any residents move into the subdivision. Mr. Collins explained that the developer will be required to obtain a public improvement permit covering both the construction of the internal subdivision roads and the improvements to Clare Road. These improvements will be completed under a single permit, and no home construction can begin until the public improvement work is substantially finished. He also addressed the question about adding an ingress/egress on 83rd Street, noting that the limitation is not related to the roundabout but to required access spacing. The proposed connection point would be far too close to the Clare Road intersection for an arterial roadway, regardless of whether the intersection is controlled by a roundabout or a traffic signal.

Chairman Poss raised a question regarding the trails planned for the project. He noted that the City-owned trail along the western side of the development will eventually be constructed, and that some homes have been shifted closer to the street to provide additional separation between the houses and future trail users. However, he pointed out that the trail itself may not be built for some time, while the homes will likely be constructed much sooner. Chairman Poss referenced a trail connection that the City ended up eliminating. He asked what expectations the City currently has for the timing and feasibility of this planned trail segment, and whether Staff could clarify how this will be handled.



Scott McCullough responded that the recently removed trail connection was a unique situation because it was located directly on individual lots under an older version of the code. In contrast, the trail planned in this project will be placed within a dedicated tract that includes a public access easement wide enough for the City to design and construct a future trail. This setup allows the City, when the time comes, to work with nearby residents and address neighborhood considerations during the design process. He explained that the City has been assembling its trail network “on paper” for some time. When new plats are submitted, Staff checks the City’s trail map for planned public spine trails. While developers are not required to build these major trail segments, they *are* required to provide the connections to them, even if those connections do not yet lead anywhere. Mr. McCullough added that the voter-approved three-eighths sales tax provides funding that may support future trail development. Although he could not say whether this particular segment would be funded through that source, he emphasized that securing easements now lays essential groundwork for building out the citywide trail system over time.

Chairman Poss asked, from a broader perspective, whether it would be permissible to require the developer to disclose the future trail location on their lot maps or sales materials. He expressed concern that, several years from now, homeowners might object to a trail being built behind their property, citing privacy, safety, or concerns of danger. He noted that buyers may not be aware of the planned trail if it is not clearly identified and asked whether the City has any authority to require that disclosure. Mr. McCullough replied that many homeowners would likely view the future trail as an amenity, noting that this particular segment offers a direct connection to the school. He added that, when looking at the broader area, several surrounding subdivisions will ultimately feed into this trail system, creating a safe route for students to reach the school. He said he is optimistic that the community-wide benefits of the trail will outweigh any localized concerns that may arise when the trail is eventually constructed. Chairman Poss expressed agreement with Mr. McCullough, noting that the trail makes sense for connectivity and provides a safe route for children to reach the school. He acknowledged potential long-term concerns from homeowners who might not want a trail behind their property but noted that it is ultimately not the homeowners’ decision to prevent it. Mr. McCullough noted that the discussion will be documented for the record to clarify its intent and purpose.

Commissioner Burson raised a question concerning a public open space area northwest of the parcel within the Future Land Use Map. He asked if that property is currently owned by the City of Lenexa. Mr. McCullough confirmed that it is. Commissioner Burson then asked whether there had been any discussion about the portion of the subdivision within the stream corridor, which will likely be maintained by the Homeowners Association (HOA) under an easement. Given its adjacency to existing City-owned open space and the low likelihood of development, he asked whether this area could potentially become a City park.

Dan Foster said that the idea has been discussed with the developer of the property, Lenny Mullin, who would like the City to take the stream corridor portion of the subdivision as an extension of the nearby park, effectively creating parkland from 79th to 83rd Street. This approach would allow the land to become city-owned parkland rather than being maintained by the HOA. Mr. Foster noted that the location provides strong visibility from 83rd Street and that its proximity to existing parkland makes the proposal logical.

Commissioner Burson asked whether this transfer would happen at a later date. Mr. Foster replied that the Parks department has not yet been involved in the discussion, but it is on their to-do list to meet with the department and determine interest. While he could not confirm a definitive outcome, Mr. Mullin is supportive of the idea. Mr. McCullough added that it is a reasonable question, but the discussion does not affect the platting of the subdivision. Commissioner Burson confirmed his understanding that the area could be platted now and potentially transferred to parkland later without impacting the overall development.

Lenny Mullin, property owner and developer of the project, highlighted the historical significance of the property, noting that records from the Monticello Historical Society indicate Wild Bill Hickok walked across this land in the 1870s, hunting turkeys and deer. Mr. Mullin emphasized the uniqueness of the site and its value for park connections. He explained that, in addition to the city-owned parcel north and west of the development, the City also owns land to the south connecting from 83rd Street to Clare Road, ultimately linking to Wild Bill Hickok Park on the east side of Clare Road. He stated that this creates a strong opportunity for a continuous park connection and expressed his willingness to help make it happen. He also mentioned a roughly 2.2-acre area west of Clear Creek, between his property and school-owned land, as a potential site for vehicular parking for Lenexa Parks. This location along 83rd Street would provide good separation from the roundabout and improve public access, further enhancing connectivity throughout the park system.

Commissioner Burson said he just wanted to clarify how these situations typically unfold. He noted that parcels like this often become parkland because they are generally unusable for other purposes, though the City would still need to take ownership, maintain the land, and manage all related responsibilities. His goal was simply to understand the context and conversations surrounding the property.

Commissioner Katterhenry expressed that it is refreshing to see a single-family project coming forward, noting the recent prevalence of multifamily developments. He agreed with the proposed setback deviations, particularly on the south side of the property, where the narrow space between existing homes on Clare Road and the creek makes adjustments sensible. Regarding the trail, he suggested that portions of it might be better situated on the opposite side of the creek rather than adjacent to the residential lots, although he acknowledged it is difficult to determine from the current plans and contours. He concluded by stating his support for the project, calling it a good development overall.

Commissioner Woolf stated that he likes the plan, noting that it fits the character of the neighborhood and makes good use of the land. His only question concerned landscaping: while acknowledging that a detailed landscape plan will come later, he asked what kind of landscaping or buffering is planned along the southeast corner to provide separation from the existing homes in that area. Jessica Lemanski replied that there is a 15-foot landscape buffer in certain areas but noted that a buffer is not required along this section since it is not adjacent to an arterial road. Scott McCullough added that because the adjacent properties are the same land use, there is no requirement for additional buffering in that area.

Commissioner Woolf asked about the existing trees shown on the plan, specifically inquiring which side of the property line they are located. Dan Foster responded that the trees are very close to the property line, but he could not confirm which side they are on now, as no detailed assessment of the trees has been made yet.

Commissioner Jamison agreed with Commissioner Katterhenry, stating that it is great to see a project that addresses many of the common concerns associated with single-family homes. He noted that the development meets the needs of residents in the City and expressed his support for the project.

Commissioner Harber expressed his support for the project and addressed concerns about trails adjacent to homes. He compared it to other trails, such as the top loop at Sar-Ko-Par Park and the west side of Cedars, noting that while some dangers may exist, residents generally find the trails beneficial. Many homeowners have even added gates to access the trails directly from their lots. He concluded by stating his support for the project.

Commissioner Wagner expressed agreement with the other commissioners and noted that the proposed deviations make sense, as they are consistent with similar projects elsewhere in the City.

Chairman Poss stated that he is fully supportive of the trail, emphasizing that his only concern is the potential for future homeowners to object to having a trail in their backyard 10 to 15 years down the road. He noted that trails provide clear benefits, offering residents access to public spaces and the broader trail system. He clarified that his comments should not be taken as opposition, he fully supports the trail. Regarding the project as a whole, he said the plan is solid, the deviations are reasonable, and had no further questions, comments, or concerns.

## MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** to rezone property from the AG, Agricultural District to the RP-1, Planned Residential (Low Density) District for **The Enclave at Twin Creeks** located near the northwest corner of the intersection of West 83rd Street and Clare Road.

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 plat/plan for **The Enclave at Twin Creeks** located near the northwest corner of the intersection of West 83rd Street and Clare Road for a single-family subdivision with deviations as noted in the Staff Report.

Moved by Commissioner Wagner, seconded by Commissioner Woolf, and carried by a unanimous voice vote.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING PROPERTY LOCATED IN THE VICINITY OF THE NORTHWEST CORNER OF WEST 83<sup>RD</sup> STREET AND CLARE ROAD FROM THE AG, AGRICULTURAL DISTRICT TO THE RP-1, PLANNED RESIDENTIAL (LOW-DENSITY) DISTRICT.**

**WHEREAS**, on October 27, 2025, Dan Foster, agent for James L. Mullin II and Georgianna M. Mullin, owners of record, filed a request to rezone property located near the northwest corner of West 83<sup>rd</sup> Street and Clare Road in Lenexa, Kansas (the "Property") from the AG, Agricultural District to the RP-1, Planned Residential (Low-Density) District; and

**WHEREAS**, on December 1, 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 December 1, 2025, the Lenexa Planning Commission recommended approval of said rezoning, as reflected in the minute record for said meeting; and

**WHEREAS**, on December 16, 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 AG, Agricultural Zoning District is hereby rezoned to the RP-1, Planned Residential (Low-Density) Zoning District as reflected in the minute record of the December 16, 2025, Governing Body meeting, to wit:

Part of the Northeast One-Quarter of Section 29, Township 12, Range 23, in the City of Lenexa being described as follows:

Commencing at the Southeast corner of the Northeast One-Quarter of said Section 29; thence along the South line of the said Northeast One-Quarter South 88 degrees 20 minutes 12 seconds West a distance of 200.00 feet to the Point of Beginning; thence continuing along the South line of the said Northeast One-Quarter South 88 degrees 20 minutes 12 seconds West a distance of 785.03 feet to the Southeast corner of De Soto School District Central Campus, Second Plat, a subdivision in the City of Lenexa; thence along the East line of said De Soto School District Central Campus, Second Plat, and the East line of De Soto School District Central Campus, First Plat, a subdivision in the City of Lenexa, North 02 degrees



04 minutes 19 seconds West a distance of 1640.36 feet; thence North 70 degrees 27 minutes 40 seconds East a distance of 391.25 feet; thence South 75 degrees 54 minutes 57 seconds East a distance of 640.90 feet to a point on the East line of the said Northeast One-Quarter of said Section 29; thence along said East line, South 01 degrees 56 minutes 07 seconds East a distance of 661.91 feet; thence South 88 degrees 20 minutes 12 seconds West a distance of 200.00 feet; thence South 01 degrees 56 minutes 07 seconds East a distance of 924.58 feet to the Point of Beginning and containing 33.904 acres more or less.

**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 and be in force from and after publication of an ordinance summary in the City's official newspaper as provided by State law.

**PASSED** by the Governing Body December 16, 2025.

**SIGNED** by the Mayor December 16, 2025.

CITY OF LENEXA, KANSAS

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Julie Sayers, Mayor

ATTEST:

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Jennifer Martin, City Clerk

APPROVED AS TO FORM:

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Steven Shrout, Assistant City Attorney

# APPENDIX





**MINUTES OF THE  
DECEMBER 2, 2025  
LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> STREET PARKWAY  
LENEXA, KS 66219**

**CALL TO ORDER**

Mayor Sayers called the meeting to order at 7 PM.

**SWEARING IN CEREMONY**

Jennifer Martin, City Clerk, performed the swearing in of John Michael Handley, Ward 1; Bill Nicks, Ward 2; Avery Bell, Ward 3; and Craig Denny, Ward 4.

**ROLL CALL**

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

Staff present included Beccy Yocham, City Manager; Todd Pelham, Deputy City Manager; Mike Nolan, Assistant City Manager; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; Jennifer Martin, City Clerk; and other City staff.

**APPROVE MINUTES**

*Councilmember Denny made a motion to approve the November 18, 2025 City Council meeting draft minutes and Councilmember Williamson seconded the motion. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

There were no modifications to the agenda.

**PRESENTATIONS**

Erika Garcia Reyes presented the United Community Services of Johnson County (UCS) annual reports for the Substance Use Continuum of Care Fund and the Human Service Fund.

Stephen Duerst and Mihailo Ilich, Federico // Duerst, presented the 2026 Legislative Preview.

Derek Harvey, ETC Institute, presented the 2025 Citizen Survey Results.

**CONSENT AGENDA**

1. Acceptance for maintenance

- a. Acceptance of the Cliffs of Watercrest Phase I public improvements for maintenance  
*This project constructed public street, stormwater, and streetlight improvements in the Cliffs at Watercrest neighborhood. The work was privately funded.*
- b. Acceptance of Wheatley Point West public improvements for maintenance  
*This project constructed public street, stormwater, and streetlight improvements in the Wheatley Point West neighborhood. The work was privately funded.*
- c. Acceptance of the 81st Street to 81st Terrace East of Maurer Stormwater Improvements Project for maintenance  
*Staff inspections identified numerous corrugated metal pipes that had reached the end of their useful life in this area. The City's proposal to Johnson County for consideration for 2024 Stormwater Management Program funding was approved. The project replaced or rehabilitated over 2,500 feet of pipe. The total cost of construction was \$636,393.*
2. Acceptance of the fiscal year 2026 Substance Use Continuum of Care Fund and Human Service Fund Recommendations Reports and authorization for the City Manager to execute any agreements with United Community Services of Johnson County  
*Each year, the City pledges alcohol tax funds, opioid settlement funds, and General Fund revenues to United Community Services of Johnson County for grants to local agencies engaged in substance abuse prevention and treatment and certain human service programs. In fiscal year 2026, the City budgeted and pledged a total of \$275,000 for these purposes.*
3. Approval of 26 Cereal Malt Beverage license renewals for 2026  
*Licenses to sell Cereal Malt Beverages (CMB) in the city must be renewed annually. This is the annual license renewal request for 26 locations licensed to sell CMB.*
4. Approval of an addendum to the Master Services Agreement with ConvergeOne, Inc. to purchase network infrastructure equipment  
*The Lenexa City Center campus consists of City Hall, the Public Market, the Recreation Center, and the associated parking garage. The current network equipment is from the original construction project in 2016 and needs updating. The total not-to-exceed cost for this purchase is \$430,890.*
5. Approval of an agreement with the Board of County Commissioners of Johnson County regarding the operating parameters for emergency medical services and ambulance transport services within the city  
*The City and the Board of County Commissioners of Johnson County have had an agreement in place since November 2009 designating Med-Act as the primary ambulance transport provider within the city. This agreement further clarifies the operating parameters.*

6. Approval of Amendment One to the Disposition & Development Agreement with VP Lenexa, LLC related to Project Plan 5 in the Mining Tax Increment Financing (TIF) District (Vantage Point Mixed-Use Project)  
*The City has approved Redevelopment (TIF) Project Plan 5 ("Project Plan 5") within the Mining TIF District. The developer is diligently pursuing Project Plan 5 and has requested additional time to commence the commercial phase of Project Plan 5.*
7. Approval of an agreement with ServeYouRx for pharmacy benefit management services for 2026-2028  
*The City's health benefits consultant requested proposals to provide pharmacy benefit management services for the City's self-funded employee health care plan. Staff recommends contracting with ServeYouRx from January 1, 2026 through December 31, 2028. The estimated one-year cost is \$2,425,748.*
8. Approval and authorization of the execution of all documents necessary to secure specific and aggregate stop-loss reinsurance from Swiss Re Corporate Solutions for the City's healthcare benefit plan for 2026  
*The City's health benefits consultant, Lockton Companies, and City staff recommend entering into an agreement with Swiss Re Corporate Solutions for specific and aggregate stop-loss coverage for the self-funded employee health care plan for 2026. The 2026 annual estimated premium is \$1,562,564 based on 440 employees.*

#### **END OF CONSENT AGENDA**

*Councilmember Herron made a motion to approve items 1 through 8 on the consent agenda and Councilmember Williamson seconded the motion. Motion passed unanimously.*

#### **PUBLIC HEARINGS**

9. Consideration of a resolution to amend the fiscal year 2025 budget
  - a. Public Hearing to consider amending the fiscal year 2025 budget
  - b. Resolution amending the fiscal year 2025 budget  
*Kansas state law requires cities to establish maximum expenditure amounts by fund when adopting the annual budget. If cities expect to exceed the maximum expenditure amount by fund, state law requires completion of a formal process to increase the budget. This process includes publishing a notice of public hearing and conducting a public hearing before considering increases to budgeted expenditure amounts.*

Nate Blum, Chief Financial Officer, presented a proposed amendment to the fiscal year (FY) 2025 budget affecting two funds. He said the first amendment concerns the Lenexa City Center Area A Community Improvement District (CID) Fund, noting that CID revenues function as pass-through dollars used to reimburse the developer for eligible project costs. Because revenue from Restaurant Row is coming in higher than expected, he said the budget requires an adjustment to authorize the corresponding reimbursement.



Mr. Blum said the second amendment affects the City's Stormwater Fund. He emphasized that no new expenditures are being added; rather, the City has shifted stormwater debt service payments from the operating fund to the capital fund to align with best practices. To facilitate this shift, staff proposes increasing budget authority in the capital fund to move the necessary cash along with the debt payments.

Mayor Sayers opened the public hearing at 8 PM.

No one from the public spoke.

*Councilmember Eiterich made a motion to close the public hearing and Councilmember Herron seconded the motion. Motion passed unanimously.*

The public hearing closed at 8 PM.

*Councilmember Williamson made a motion to approve Item 9b and Councilmember Nicks seconded the motion. Motion passed unanimously.*

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

- a. Public hearing to consider exemption from ad valorem taxes for property financed with IRBs
- b. Resolution determining the intent of the City to issue approximately \$20 million in IRBs and approving a 10-year tax abatement with payment in lieu of taxes agreement

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

Sean McLaughlin, City Attorney, provided an overview of the next three items related to Lenexa Logistics Centre North Phase 2. He reviewed the history of the development, initially approved in 2019 with a master resolution covering nearly 150 acres at the northwest corner of Renner Boulevard & College Boulevard. He said that resolution established abatement terms including a 10-year fixed abatement for each individual project, valued at \$1.20 per square foot with an effective abatement rate of 71%. The overall anticipated capital investment was originally projected at over \$120 million; including the current proposals, approximately \$90 million has been invested to date, with several lots still remaining.

Mr. McLaughlin also noted that two Special Benefit Districts (SBD) were formed in 2021 to support required infrastructure; a stormwater SBD that was completed in 2022, and the Britton Street SBD, which appears on this agenda for consideration.

Mr. McLaughlin then presented specifically on Building 9, a 155,000-square-foot office/warehouse project located on Renner Boulevard at the northern portion of Phase 2. He said the project involves approximately \$20 million in industrial revenue bonds (IRBs), with the fixed abatement set at \$1.20 per square foot and a 2% annual increase. The 71% abatement over the 10-year term represents an estimated \$22,000 tax payment in the first year, compared to the parcel's current \$50 tax payment.

Mr. McLaughlin said staff recommends approval.

Mayor Sayers opened the public hearing at 8:03 PM.

No one from the public spoke.

*Councilmember Bell made a motion to close the public hearing and Councilmember Eiterich seconded the motion. Motion passed unanimously.*

The public hearing closed at 8:04 PM.

*Councilmember Charlton made a motion to approve Item 10b and Councilmember Williamson seconded the motion. Motion passed unanimously.*

11. Consideration of tax abatement and issuance of industrial revenue bonds (IRBs) for the Lenexa Logistics Centre North Phase II - Building 6
  - a. Public hearing to consider exemption from ad valorem taxes for property financed with IRBs
  - b. Resolution determining the intent of the City to issue approximately \$23.5 million in IRBs and approving a 10-year tax abatement with payment in lieu of taxes agreement

*The City received an application requesting the City issue approximately \$23.5 million in IRBs to finance the acquisition, construction, and equipping of a 202,286-square-foot office/warehouse facility located at the northwest corner of College Boulevard & Britton Street in the Lenexa Logistics Centre North business park. The applicant has also requested a 10-year, fixed tax abatement for the project. Pursuant to state law, the City must hold a public hearing to consider the cost benefit analysis and the granting of a tax abatement for the project.*

Mr. McLaughlin presented on Building 6 in the Lenexa Logistics Center North Phase 2 development. The project involves a 200,000-square-foot office/warehouse building supported by approximately \$23.5 million in IRBs.

The abatement terms mirror those previously discussed—\$1.20 per square foot with a 71% abatement over 10 years.

Mr. McLaughlin said the parcel currently pays about \$60 in taxes; under the proposed structure, the first-year PILOT payment is estimated at approximately \$29,000.

Mr. McLaughlin said staff recommends approval.

Mayor Sayers opened the public hearing at 8:05 PM.

No one from the public spoke.

*Councilmember Eiterich made a motion to close the public hearing and Councilmember Denny seconded the motion. Motion passed unanimously.*

The public hearing closed at 8:05 PM.

*Councilmember Nicks made a motion to approve Item 11b and Councilmember Williamson seconded the motion. Motion passed unanimously.*

## **NEW BUSINESS**

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

Mr. McLaughlin presented an amendment to the previously approved SBD for the Britton Street improvement serving Lenexa Logistics Centre North Phase 2. The SBD covers 73 acres, with 100% owner participation. He said construction was not undertaken at the time of approval, and the project is now moving forward four years later. The amendment increases the estimated road construction cost from \$5.4 million to \$5.7 million, a change attributed to escalation over time. The assessment remains a 20-year term, and the City will manage the public improvement process, including design, construction, and required future approvals.

Mr. McLaughlin said staff recommends approval.

In response to Councilmember Handley's question regarding the recommendation to waive the sealed bid process, Mr. McLaughlin explained that for SBD projects, this is often requested so the developer can utilize the same contractor already mobilized for concurrent construction. This approach reduces mobilization expenses and creates cost efficiencies by leveraging the contractor's established presence on the site.



*Councilmember Bell made a motion to approve Item 12 and Councilmember Herron seconded the motion. Motion passed unanimously.*

13. Resolution authorizing the transfer of funds from the General Fund reserves to the Capital Improvement Fund in fiscal year 2025  
*Staff proposes transferring \$5 million from General Fund reserves to the Capital Improvement Fund to cash finance capital projects.*

Mr. Blum presented a proposal to transfer \$5 million from the General Fund to the Capital Improvement Fund to support upcoming capital projects. He said this transfer was anticipated during the budget process based on strong 2024 financial performance, particularly higher-than-expected investment income and building permit revenue. The funds will be allocated to specific projects as part of the upcoming Capital Improvement Program (CIP) discussion and will be used either in place of debt financing or for projects without ongoing funding sources—such as the pavement reconstruction program.

Mr. Blum said following the transfer, the General Fund reserve is projected to end FY 2025 at 37%, which remains above the City's minimum policy level of 30% and slightly above the 35% target. He noted that this strong reserve position supports maintaining the City's AAA bond rating and overall financial stability.

*Councilmember Denny made a motion to approve Item 13 and Councilmember Charlton seconded the motion. Motion passed unanimously.*

### **STUDENT INTRODUCTIONS**

Several Shawnee Mission West High School students attended the meeting for a class requirement.

### **COUNCILMEMBER REPORTS**

There were no councilmember reports.

### **STAFF REPORTS**

Beccy Yocham, City Manager, said there would be a Committee of the Whole meeting next week beginning Capital Improvement Program discussions.

14. Exterior Grant & Property Tax Rebate Program updates

Angel Whitaker, Community Standards Supervisor, presented an update on the Exterior Grant Program, which incentivizes reinvestment in older, lower-valued homes by offering a 50% reimbursement on eligible exterior repairs, up to \$5,000. She said the program, now in its fifth year, regularly receives more applications than available funding. In 2025, \$90,000 was allocated, with eligibility set at homes built in 1977 or earlier and appraised at \$328,500 or below.

Ms. Whitaker reported that since the program was revamped in 2021 to expand eligibility citywide and raise reimbursement levels, application numbers have stabilized following an initial surge of 359 applications.

Ms. Whitaker said the 2025 grants funded projects for homes ranging broadly in age (built between 1920–1972) and value (\$106,000–\$327,000). She shared maps showing grant distribution over the past year and the past five years, along with before-and-after photos illustrating significant homeowner improvements. She noted that residents continue to express strong appreciation for the program.

For 2026, Ms. Whitaker said funding will remain at \$90,000. Eligibility adjustments include raising the value cap to \$366,000 while keeping the year-built threshold at 1977 or earlier. The application window will remain March 1–April 15, with all applications reviewed and considered rather than first-come, first-served. She said projects must be completed within 90 days of approval, with flexibility for weather delays. Staff recommends no changes to the program structure.

City Councilmembers asked questions focused on demand and the possibility of increasing funding.

Ms. Whitaker reported that there were 38 applications submitted in 2025, with 21 funded due to budget limitations. Councilmembers expressed interest in exploring higher future funding levels and in evaluating whether declined projects are still completed. Ms. Whitaker said there is some evidence that funded improvements often inspire nearby homeowners.

Kyle Glaser, Economic Development Analyst, provided an update on the City's Property Tax Rebate program, designed to provide relief for vulnerable residents affected by rising home values. He said eligible applicants may receive a rebate of up to 75% of the City portion of their property tax bill (approximately 20–23% of the total tax bill). The program's funding remains at \$100,000 annually.

Mr. Glaser said eligibility for the 2025 program required applicants to be either age 62+ or disabled veterans with a 50%+ VA rating, have income at or below 80% of the HUD low-income limit, and own a home appraised at or below \$467,962. He noted that these thresholds increased from the previous year to expand access.

For 2025, Mr. Glaser said the City rebated 108 applications—tripling the prior year's total as projected. He noted that the average taxable household income among recipients varied widely due to differences in how income is reported on federal tax returns. He reported that the average appraised home value was \$322,000, and the average rebate amount was \$750. Total rebates distributed were approximately \$81,000.

Mr. Glaser said he expects natural application growth in future years and plans expanded outreach after many residents reported they were previously unaware of the program.

For 2026, Mr. Glaser said funding will remain at \$100,000. He also said eligibility thresholds will rise with home-value and income trends: the average home-value cap increases to \$493,000, and the HUD low-income limit for a two-person household increases from \$66,000 to \$71,000. He added that staff recommends no program

changes, citing strong alignment with the program's intent to support seniors and fixed-income households.

City Councilmembers expressed interest in potentially increasing funding in future years as awareness grows and discussion also addressed coordination with county and state rebate programs (eligible residents may apply to all), application volumes, and whether increased demand could lead to prorated rebates. Mr. Glaser indicated that prorating remains a viable backstop but he does not anticipate exceeding capacity to a problematic degree.

### **END OF RECORDED SESSION**

### **BUSINESS FROM FLOOR**

There was no business from the floor.

### **ADJOURN**

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

The meeting adjourned at 8:32 PM.



## **JOHNSON COUNTY MENTAL HEALTH CO-RESPONDER COOPERATIVE MEMORANDUM OF UNDERSTANDING**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is a collaboration among the City of Lenexa, Kansas (the “City”) and the Lenexa Police Department (“LXP”) and Johnson County Board of County Commissioners (“BOCC”) to address potential mental health and co-occurring substance use disorder issues in our jurisdictions by sharing resources and expenses to fund shared co-responder positions (“Co-Responder”) dedicated to the City (herein referred to as the “Project”).

This MOU supersedes all previous memorandums of understanding relating to collaborative efforts between the City and the Johnson County Mental Health Center (JCMHC) to share a Co-Responder and amendments thereto.

### **I. Purpose**

- a. Under K.S.A. 12-2908 *et seq.*, municipalities may contract with other municipalities to perform any governmental service, activity, or undertaking which each contracting municipality is authorized by law to perform.
- b. The purpose of the Project is to find ways that the mental health and criminal justice systems of Johnson County, specifically within the City, can work in partnership to improve service response to individuals who suffer from mental health issues and have co-occurring substance use disorders, or who are in danger of becoming alcoholics or drug abusers.
- c. The purpose of this MOU is to:
  - i. delineate the responsibilities of the parties to the Project;
  - ii. maximize interagency cooperation; and
  - iii. formalize the relationships between the parties and their employees regarding Project operations, policies, planning and training.

### **II. Parties.**

The participating entities in the Project and this MOU are:

- a. the Johnson County Board of County Commissioners, through the Mental Health Center/JCMHC;
- b. the City of Lenexa, Kansas through the Lenexa Police Department;

JCMHC and the City of Lenexa, Kansas are collectively referred to herein as the “Parties”, or individually, as a “Party.”

### III. Organizational Structure, Control and Responsibilities.

#### a. Organizational Structure.

- i. The oversight of the Project will be cooperatively provided by the Parties.
- ii. Each Party will designate one individual to be that Party's point of contact. These points of contact will make up the Project Leadership Team.
- iii. The Parties will facilitate regular meetings of the Project Leadership Team and any other appropriate individuals to address the progress of the Project, as well as other justice and mental health related projects or issues.

#### b. Roles and Responsibilities of the Parties.

- i. JCMHC will hire, employ, and supervise the Qualified Mental Health Professionals (the "Co-Responders") as part of the Project. Further, the Parties acknowledge and agree that the number of Co-Responders may increase or decrease under this MOU at the discretion of the City.
- ii. JCMHC expressly represents and warrants to the City that the Co-Responders are not and shall not be construed to be an employee of the City and that the status of JCMHC is that of independent contractor for the City for which JCMHC is solely responsible for a Co-Responder's actions and inactions. JCMHC also agrees that neither it, nor any Co-Responders may enter into contracts or agreements on behalf of the City or to otherwise create obligations of the City to third parties.
- iii. The City may participate in the interview and hiring process with JCMHC, though JCMHC will retain the ultimate decision-making authority regarding the hiring and employment of the Co-Responder.
- iv. The Co-Responders will work in cooperation with the City to assist the City with individuals who suffer from mental health issues and co-occurring substance use disorders and who are contacted by law enforcement.
- v. The Co-Responders will report to JCMHC for administrative matters (e.g., leave, pay, benefits) and for other matters unrelated to the case-specific work assignments of the Project. The Co-Responder will coordinate with the City with regard to respective case-specific work assignments.
- vi. It shall be the joint responsibility of JCMHC and the Co-Responders to regularly and in a timely manner inform the City of scheduled vacation, training, annual leave, or sick leave. The Co-Responders will observe holidays as set by Johnson County, Kansas government. When the Co-Responders are on leave for any reason, back-up coverage will not be provided.
- vii. The Co-Responders shall be subject to the personnel policies and procedures of JCMHC. To the extent they are not in conflict with JCMHC policies, the City's personnel policies shall also apply to the Co-Responders when they are working in or coordinating with the City. It shall be the responsibility of the City to inform or train the Co-Responders on the personnel policies applicable to them. Performance appraisals will be handled by JCMHC, except that the City will be given the opportunity to provide written comments for

discretionary use by JCMHC in the appraisal process.

- viii. The City of Lenexa shall serve as host site for the Project and will provide an office designated for the use of the Co-Responders.
- ix. The City of Lenexa will provide the Co-Responders with a portable police radio and any other equipment necessary to fulfill Project duties, except JCMHC will provide a laptop computer.
- x. The Co-Responder positions will be hourly, non-exempt positions, working full-time (40 hours per week) and eligible for overtime in accordance with applicable laws and the terms of this MOU.
- xi. Covered Costs and Budget Process.
  - 1. Covered Costs. The City shall reimburse JCMHC for the Co-Responder personnel costs incurred by JCMHC, including, but not limited to hourly pay, retirement, expenses, disability, and all other employment-related benefits incident to the Co-Responder's employment with JCMHC. Hourly pay includes any shift differential pay and City approved overtime. JCMHC shall provide the Co-Responder with access to a vehicle and cell phone for the Co-Responder's use in his/her Project duties for which the City will reimburse JCMHC. All additional expenses and reimbursements, if any—including costs for equipment or other resources—will be discussed and agreed upon by the Parties.
  - 2. Annual Budget Process. JCMHC will prepare and submit an annual budget for the upcoming fiscal year (January 1 – December 31) to the City. The Parties agree that this budget will be delivered no later than March 31 of each year.
  - 3. Salary Adjustments. Salary adjustments, as recommended by JCMHC—including increases, decreases, or other modifications—will be incorporated into the annual budget submitted to the City. While these recommendations will be reflected in the proposed budget, they shall not be construed by the Parties as final or binding until the budget is approved by the City.
  - 4. Mid-Year Expenses. The Parties agree that for any year in which actual costs exceed the approved budget within the given fiscal year, JCMHC will cover such overages. It is understood that any expenditures exceeding the approved budget will be reviewed and incorporated into the subsequent year's budget.
  - 5. Billing Process. JCMHC shall invoice City for all applicable personnel costs by the 15th of the month following the end of each calendar quarter. Upon receipt of such invoice(s), the City shall remit payment to JCMHC for the invoiced amount(s) within 30 days.
  - 6. Overtime Authorization. JCMHC must obtain approval from designated City personnel before authorizing a Co-Responder to work overtime. This approval is a prerequisite for the City to reimburse JCMHC for any overtime pay incurred.



- xii. As law enforcement officers respond to the scene of a call and it is determined that assistance of a Co-Responder will aid in the disposition of the call, the responding officer will work jointly with the Co-Responder, either directly or through dispatch.
- xiii. Co-Responder training shall be provided by JCMHC including, but not limited to, issues related to confidentiality. Additional training, as appropriate, may be provided as needed by the City.
- xiv. The City will provide training to the Co-Responders and their respective employees on the Project with regard to Project goals and protocols, including communication protocols for determining the need for the Co-Responder, situational awareness training, and information security training and credentialing as required by Criminal Justice Information System (CJIS) and Kansas Criminal Justice Information System (KCJIS).
- xv. In the event that the Co-Responders are on leave and/or busy on another case, the City may employ the traditional process for requesting JCMHC services by calling the JCMHC crisis line, as needed.
- xvi. If the Co-Responder has complaints, suggestions, comments, or concerns regarding the policies, procedures, practices or decisions of the City, the Co-Responder is to first present such concerns to their immediate JCMHC supervisor who may, in turn, pursue discussions with the City. However, it is permissible and encouraged for the Co-Responders to communicate with City staff regarding daily issues pertaining to efficient and effective case processing.
- xvii. In any instance in which the Co-Responder, in the judgment of the City, may have engaged in misconduct or failure to fulfill the mission or purpose of the Project as requested, the City shall notify JCMHC, in writing, of the details of the alleged misconduct or failure. JCMHC shall then undertake an appropriate review of the allegations and, in the event the allegations are confirmed, implement any necessary or appropriate discipline up to, and including, termination of the Co-Responder, after discussion with the Project Leadership Team, as deemed appropriate.
- xviii. Should the Project be terminated for any reason, JCMHC is solely responsible for any and all decisions as to whether to continue to employ a Co-Responder. The Co-Responder shall have no recourse against the City for any employment decision(s) made by JCMHC, including termination of the Project or termination of the Co-Responder.
- xix. Equipment and other tangible property provided to the Co-Responder by the City as part of the Project will remain the property of the City and must be returned to the City immediately upon termination of the Co-Responder, or within thirty (30) days of the termination of the Project, unless otherwise agreed to in writing.
- xx. The Co-Responder shall, to the extent practical, keep a general account of time spent working for the City, including types of activities, police calls, and training.

c. Legal Status.

- i. This MOU is authorized by K.S.A. 12-2908 as a contract between municipalities to perform governmental services or activities; is not an interlocal agreement as contemplated by K.S.A. 12-2901 *et seq.*; and does not create a new or separate legal entity. Each Party shall be responsible for the actions and responsibilities arising under this MOU of its respective

employees.

d. Confidentiality; Inquiries.

- i. The Parties shall adhere to all applicable laws and policies regarding the confidentiality of data or information obtained during the Project. To the extent required by law (which may be different for each party), the Parties shall comply with HIPAA, and are to maintain the confidentiality of personal health information (PHI), sharing that PHI only to the extent necessary to coordinate treatment or disposition of the crisis situation.
- ii. As a general rule, all outside inquiries regarding the Project shall be directed to the respective Public Information Officer representing the City. Any inquiries involving mental health case supervision issues shall be directed to JCMHC. Kansas Open Records Act requests will be handled by both Parties in accordance with that law.

IV. Effective Date, Duration, Termination, Insurance and Funding.

- a. This MOU shall become effective upon execution by all Parties.
- b. This MOU may be executed in one or more counterparts, including by facsimile, each of which when compiled in its entirety shall together constitute one and the same instrument.
- c. The term of this MOU is for the duration of the Project.
- d. Any Party may terminate its relationship with the Project and withdraw from the Project and this MOU at any time, by written notification to the other Party at least (60) days prior to termination. The terminating Party will be responsible for its pro rata share of the costs of the Project up to, and including, the last date of its participation, regardless of the use of the Co-Responder. Notice of termination shall be delivered to the Project Leadership Team.
- e. Insurance – The Parties shall each carry and maintain in force for the duration of the Project insurance coverage, underwritten by insurer(s) lawfully authorized to write insurance in the state of Kansas, of the minimum types and limits as set forth below:
  - i. Commercial General Liability
    1. \$1,000,000 Combined Single Limit, for bodily injury, personal injury, and property damage liability per occurrence;
    2. \$2,000,000 annual aggregate.
    3. Coverage must include Premises and Operations; Contractual Liability; Products and Completed Operations Liability.
  - ii. Commercial Automobile Liability - \$500,000 Combined Single Limit, for bodily injury, personal injury, and property damage liability per accident covering all owned, non-owned, and hired vehicles. Provided, however, it is understood and agreed by the Parties that any JCMHC provided vehicle shall be covered primarily by JCMHC's automobile liability self-insurance and insurance program.
  - iii. Professional Liability (to be carried by JCMHC only) - \$1,000,000 per occurrence/\$3,000,000 annual aggregate.

iv. City shall carry Law Enforcement Liability

1. \$1,000,000 Combined Single Limit, for bodily injury, personal injury, and property damage liability per occurrence;
2. \$2,000,000 annual aggregate.

v. As respects each Party's employees:

1. Statutory Workers' Compensation
2. Employer's Liability:
  - a. Bodily Injury by Accident \$500,000 Each Accident:
  - b. Bodily Injury by Disease \$500,000 Policy Limit
  - c. Bodily Injury by Disease \$500,000 Each Employee

Provided, however, it is understood and agreed by the Parties that the Co-Responder shall be covered primarily by the JCMHC Workers' Compensation and Employer's Liability self-insurance and excess insurance coverage.

Each Party shall furnish the other with Certificate(s) of Insurance verifying the required insurance is in full force and effect in accordance with this MOU. Certificate Holders shall be the Parties as shown on attached Exhibit A.

Prior to cancellation or non-renewal, each Party agrees that it or its Agent shall provide Certificate Holder not less than thirty (30) days advance written notice of such change. Renewal certificate(s) of insurance shall be provided by the Parties within ten (10) business days of insurance renewals.

- f. Expenditure of funds as part of the Project will be subject to the respective budgetary processes of each Party. To the extent that this MOU is interpreted as requiring any expenditure of funds by the City, the Parties acknowledge that the City is obligated only to pay expenditures as may lawfully be made from: (a) funds budgeted and appropriated for that purpose during the City's current budget year; or (b) funds made available from any lawfully operated revenue producing source.
- g. This MOU shall inure to the benefit of, and shall be binding upon, the Parties and their respective successors.





## **Exhibit A**

Board of County Commissioners and JCMHC, Johnson County, Kansas  
c/o Risk Manager  
111 South Cherry Street, Suite 2400  
Olathe, Kansas 66061-3486

City of Lenexa Kansas  
17101 W. 87<sup>th</sup> Street Parkway  
Lenexa, Kansas 66219

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## Alarm Fees

Dept	Description	Fee
Police	General Fees:	
	Annual Alarm Registration Fee	\$0.00
	Failure to Register an Alarm System	\$50.00
	Late Payment Fee	\$20.00/month
Police	False Police Alarm Fees (within any 12 month period):	
	First & second false alarms	No fee assessed
	Third false alarm	\$100.00
	Fourth false alarm	\$200.00
	Fifth false alarm	\$300.00
	Sixth & subsequent false alarms	\$400.00
Fire	False Fire Alarm Fees (within any 12 month period):	
	First & second false alarms	No fee assessed
	Third false alarm	\$100.00
	Fourth false alarm	\$200.00
	Fifth false alarm	\$300.00
	Sixth & subsequent false alarms	\$400.00

## Animals and Animal Control

Dept	Description	Fee
Community Development	<u>Dog or Cat License:</u>	
	Spayed or Neutered	\$12/year
	Not Spayed or Neutered	\$22/year
	Veterinarian admin. handling fee	\$2
	Duplicate tags	\$2
Community Development	<u>Special Pet Permit:</u>	
	New Application Fee (in addition to individual licenses)	\$100
	Renewal Fee (in addition to individual licenses)	\$20
	Late Fee (per month or any part of month renewal fee remains unpaid)	\$20
Community Development	<u>Special Livestock Permit:</u>	
	New Application Fee	\$100

	Renewal Fee	\$20
	Late Fee (per month or any part of month renewal fee remains unpaid)	\$20
Community Development	<u>Wild Animal Permit:</u>	
	New Application Fee	\$100
	Renewal Fee	\$20
	Late Fee (per month or any part of month renewal fee remains unpaid)	\$20
Community Development	Beekeeping Permit	\$25
Police	<u>Animal Impoundment &amp; Related Services:</u>	
	Animal Shelter Base Fee (effective 1/1/2024)	<p>For each animal delivered to Great Plains, boarding will be billed at a daily rate of</p> <ul style="list-style-type: none"> <li>i. \$85 for dogs greater than 35lbs, or</li> <li>ii. \$70 for dogs less than or equal to 35lbs, or</li> <li>iii. \$70 for cats and other small animals</li> </ul> <p>for the five-day holding period. A boarding fee will be charged for the first day unless an animal is returned to home within two hours. If an animal is returned to home after the first day and within the stray hold period, a flat \$125 boarding fee will be charged.</p> <p>If an animal is surrendered in the field and Great Plains is provided with medical records and the animal's vaccinations are up to date, a flat surrender fee of \$255 will be charged. In all other situations, the normal five-day stray hold fees will be applied.</p> <p>In the event a litter of puppies or kittens are impounded together, boarding fees will only be charged for the first three of the litter.</p> <p>A discount exists for animals serving a rabies quarantine or animals on court hold due to the longevity of the stay. These cases will be billed at a daily rate of \$50 (\$25 if in foster).</p> <p>\$70-\$85 (Per Day)</p>
	Animal Shelter Admin. Fee (effective 3/1/2020)	\$100 per animal
	Medical Fee (effective 1/1/2024)	\$275 flat fee (when animals need immediate medical attention - does not apply if only services are spay/neuter and vaccinations)
	Euthanasia Fee (effective 1/1/2024)	\$105
	Disposal Fee (effective 1/1/2024)	\$40
	Bite Certificate (effective 3/1/2020)	\$25



	Non-Placeable Animals (effective 3/1/2020)	\$100
	Administrative Filing Fee - (for appeals to Municipal Court following denial or revocation of special pet and/or special livestock and/or wild animal permits)	\$65

**Effective November 1, 2016, the Chief of Police will establish fees for animal impoundment  
& related services**

### Building and Construction Permits -Section 1

<u>Dept</u>	<u>Description</u>	<u>Fee</u>
Community Development	Section 1: Construction Permit Fees	
	Construction permit fees for new construction, additions, & accessory structures shall be calculated by the following method:	
	1) Multiply the total square footage of the structure by the applicable square footage construction cost set out in Table A or A2 (see tables on the following pages). 2) Determine the estimated actual construction cost. 3) Apply the greater of the above values to the fee table set out as Table B1 (Commercial) or Table B2 (Residential), whichever is applicable (see tables on the following pages).	See Tables A, A2, B1, and B2
	Construction permit fees for remodels, alterations, and demolitions shall be calculated by applying the estimated actual construction cost to Table B1 for commercial projects and Table B2 for residential projects (see tables on the following pages).	See Table B1 and B2
	The Codes Administrator shall determine the applicable cost per square foot valuation in the tables for structures and uses not specifically listed by using the most analogous valuation.	

	<p><u>BVD Adjustment:</u> The construction cost table set out below reflects the BVD as published by the ICC. Annually in the second quarter and without any further Governing Body action, the construction cost table shall be automatically adjusted to reflect the most recent BVD published by the ICC. Any adjustment made shall become effective thirty (30) days following publication in the City's official newspaper. The new construction cost table shall also be posted in a conspicuous place at City Hall. The construction cost table may be adjusted by resolution at any other time as may be deemed appropriate by the Governing Body.</p>	
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Table A - Square Foot Construction Costs Table a, b, c

Group (2024 IBC)		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, w/ stage	337.41	325.40	315.80	303.35	283.46	275.24	292.98	264.14	254.04
A-1	Assembly, theaters, no stage	309.77	297.76	288.16	275.71	256.07	247.85	265.35	236.75	226.65
A-2	Assembly, nightclubs	269.42	261.52	253.31	243.64	228.21	222.01	235.29	207.53	199.66
A-2	Assembly, restaurants, bars, banquet halls	268.42	260.52	251.31	242.65	226.21	221.01	234.29	205.53	198.66
A-3	Assembly, churches	314.40	302.40	292.80	280.35	260.82	252.61	269.98	241.51	231.40
A-3	Assembly, general, community halls, libraries, museums	264.03	252.03	241.42	229.98	209.33	202.12	219.61	190.01	180.91
A-4	Assembly, arenas	308.77	296.76	286.16	274.71	254.07	246.85	264.35	234.75	225.65
B	Business	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
E	Educational	282.06	272.26	263.65	252.74	235.87	223.82	244.04	206.65	200.02
F-1	Factory & industrial - moderate hazard	164.17	156.25	146.41	140.89	125.45	119.36	134.33	104.02	96.87
F-2	Factory & industrial - low hazard	163.17	155.25	146.41	139.89	125.45	118.36	133.33	104.02	95.87
H-1	High hazard - explosives	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	0.00
H234	High hazard	153.17	145.25	136.41	129.89	115.76	108.67	123.33	94.33	86.17
H-5	HPM	298.43	287.83	277.50	265.76	242.70	234.06	255.55	216.90	206.96
I-1	Institutional - supervised environment	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56

I-2	Institutional, hospitals	469.18	458.58	448.25	436.51	411.45	0.00	426.30	385.65	0.00
I-2	Institutional, nursing homes	323.68	313.08	302.75	291.01	269.45	0.00	280.80	243.65	0.00
I-3	Institutional, restrained	314.93	304.33	294.00	282.26	261.70	252.06	272.05	255.55	223.96
I-4	Institutional, day care facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
M	Mercantile	201.08	193.18	183.97	175.31	159.52	154.32	166.95	138.84	131.97
R-1	Residential, hotels	278.14	268.29	258.82	249.16	227.83	221.78	248.64	205.46	198.22
R-2	Residential, multiple family	232.26	222.41	212.94	203.28	183.19	177.15	202.77	160.82	153.58
R-3	Residential, one & two family <sup>d</sup>	215.90	210.16	205.11	200.73	194.02	187.11	204.78	180.41	169.09
R-4	Residential, care/assisted living facilities	274.98	265.13	255.66	246.00	225.17	219.12	245.49	202.80	195.56
S-1	Storage, moderate hazard	152.17	144.25	134.41	128.89	113.76	107.67	122.33	92.33	85.17
S-2	Storage, low hazard	151.17	143.25	134.41	127.89	113.76	106.67	121.33	92.33	84.17
U	Utility, miscellaneous	117.65	110.72	103.00	98.58	87.79	82.02	93.83	69.49	66.20

<sup>a</sup> Private Garages use Utility, miscellaneous

<sup>b</sup> Deduct 20 percent for shell only buildings

<sup>c</sup> N.P. = not permitted

<sup>d</sup> Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Table A2 - Construction Costs Table for Miscellaneous Residential Structures

Permit Fee Formula	
Covered Porch	(see Table A, 5B/U)
Canopy	\$20.00/square foot
Deck	\$20.00/square foot
Swimming pool/hot tub/spa	\$20.00/square foot
Above ground pools - portable	\$6.00/square foot
Basement Finish	\$20.00/square foot
Fence	\$10.00/lineal foot
Retaining Wall	\$15.00/lineal foot

Table B1 - Commercial Fee Table

Permit Fee Formula	
\$1 - \$1,000	Minimum \$30
\$1,001 - \$5,000	\$30 for 1st \$1,000 + \$25/\$1,000*
\$5,001 - \$25,000	\$130 for 1st \$5,000 + \$12.5/\$1,000*
\$25,001 - \$100,000	\$380 for 1st \$25,000 + \$6/\$1,000*
\$100,001 - \$500,000	\$830 for 1st \$100,000 + \$4/\$1,000*
\$500,001 - \$5,000,000	\$2,430 for 1st \$500,000 + \$3/\$1,000*
\$5,000,001 and more	\$15,930 for 1st \$5,000,000 + \$1.5/\$1,000*

**Shell buildings, discount 20%. Plan Review Fees are 40% of the calculated permit fee; \$30 minimum.**

Table B2 - Residential Fee Table

Permit Fee Formula	
\$1 - \$2,000	Minimum \$30
\$2,001 - \$5,000	\$30 for 1st \$2,000 + \$10/\$1,000*
\$5,001 - \$25,000	\$60 for 1st \$5,000 + \$8/\$1,000*
\$25,001 - \$100,000	\$220 for 1st \$25,000 + \$5/\$1,000*
\$100,001 - \$1,000,000	\$595 for 1st \$100,000 + \$2/\$1,000*
\$1,000,001 and more	\$2,395 for 1st \$1,000,000 + \$1/\$1,000*

**Plan Review Fees are 20% of the calculated permit fee; \$25 minimum.  
The Plan Review Fee for repeat master plans is \$50 for each permit.**

\*The fee is calculated by taking the base fee (for example, \$30 for the 1st \$2,000) and adding thereto an additional amount for every additional \$1,000, or portion thereof.



## Sections 2 through 14

Dept	Description	Fee
Community Development	<b><u>Section 2: Land Disturbance Fees</u></b>	
	Disturbance Permit Fee:	
	Residential - 1 and 2 units	\$75/lot
	Residential - 3 units or more	\$165/acre
	Churches, commercial and industrial	\$165/acre
	Open recreational space	\$165/acre, to a max. fee of \$10,000
	(The Disturbance Permit Fee does not include utility installations.)	
	Land Disturbance Review Fee:	
	Residential - 1 and 2 units	\$50/site
	Residential - 3 units or more	\$100/site
	Churches, commercial and industrial	\$100/site
	(The Land Disturbance Permit Fee is required for any land disturbance, as set forth in the Lenexa City Code that is initiated without obtaining any other permits set forth in this schedule and if taken separately, is in addition to the permit fee for the entire building.)	
Community Development	<b><u>Section 3: Site Development Fees</u></b>	
	Residential - 1 and 2 units	\$75/lot permit fee, plus \$50 plan review fee
	Residential - 3 units or more	\$165/acre permit fee, plus \$100 plan review fee
	Churches, commercial and industrial	\$165/acre permit fee, plus \$150 plan review fee
	(The Site Development Permit Fee, if taken separately, is in addition to the permit fee for the entire building.)	
Community Development	<b><u>Section 4: Footing and Foundation Permit Fee</u></b>	
	All building types	Per building - \$200 or by valuation using Table B1 or B2 as applicable whichever is greater.
	(The Footing & Foundation Permit Fee, if taken separately, is in addition to the permit fee for the entire building. This permit fee does not include under slab electrical or plumbing work.)	

Community Development	<b><u>Section 5: Building shell partial permit</u></b>	
	Partial shell permit prior to issuance of full building permit.	Per building - \$200 or by valuation using Table B1 or B2 as applicable whichever is greater.
Community Development	<b><u>Section 6: Re-roofing Permit Fee</u></b>	
	Residential - 1 and 2 units	Per building - \$50 or by valuation using Table B1 or B2 as applicable whichever is greater.
	Residential - 3 units or more; and commercial and industrial	Per building - \$100 or by valuation using Table B1 or B2 as applicable whichever is greater.
Community Development	<b><u>Section 7: Antenna and Above Ground Tank Permit Fee</u></b>	
	Satellite antennas, radio or TV antennas, and above ground tanks	\$30 or by valuation using Table B1 or B2 as applicable whichever is greater.
Community Development	<b><u>Section 8: Solar Panel Permit Fee</u></b>	
	All Building Types	\$50 or by valuation using Table B1 or B2 as applicable whichever is greater.
	(The Solar Panel Permit Fee includes building, plumbing, mechanical & electrical work.)	
Community Development	<b><u>Section 9: Sign Permit Fee</u></b>	
	<u>Monument signs:</u>	
	50 sq. ft. or less	\$100
	Greater than 50 sq. ft. but less than 100 sq. ft.	\$150
	100 sq. ft. or greater	\$200
	<u>Facade signs:</u>	
	50 sq. ft. or less	\$75
	Greater than 50 sq. ft. but less than 100 sq. ft.	\$100
	100 sq. ft. or greater	\$140
	Miscellaneous temporary signs	\$50
	Reface signs	\$75
	(Sign permit fees shall be remitted prior to the issuance of any sign permit. Reconstruction, extension or relocation of an existing sign shall require the full permit fee outlined above. When work has begun on sign installation prior to the issuance of a permit, the permit fee shall be doubled.)	
Community Development	<b><u>Section 10: Public Improvement Permit Fee</u></b>	

	Streets	3% of the total project cost for activity under the permit
	Single lane or less width street improvement	3% of the total project cost for activity under the permit
	Single lane or less width street improvement	3% of the total project cost for activity under the permit
	Streetlights	3% of the total project cost for activity under the permit
	Plan Review Fee	\$350/project
	(Minimum fee pursuant to this section is \$50.00.)	
	(An additional charge of \$125/sign (2 signs per intersection) will be assessed to the street permit for street name signs.)	
Community Development	<b><u>Section 11: Certificates of Occupancy</u></b>	
	(Fees paid for Certificates of Occupancy are nonrefundable)	
	With Building Permit - Residential	No Fee
	With Building Permit - Churches, commercial, & industrial	No Fee
	Without building permit - Residential (1 and 2 units)	No Fee
	Without building permit - Residential (3 or more units)	\$100
	Without Building Permit - Churches, commercial, & industrial	\$100
	<b><u>Temporary Cert. of Occupancy:</u></b>	
	Initial issuance	\$100
	First renewal	\$250
	Each additional renewal	\$500
	Investigation fee for occupancy without an approved TCO or CO	\$100
	(Fees are collected at the time of application.)	
	(No renewal fees are required for model homes occupied by the builder/developer provided there are no code deficiencies, in which case renewal fees will apply.)	
Community Development	<b><u>Section 12: Building Code of Appeals</u></b>	
	Filing Fee	\$150
	<b><u>Section 13: Property Maintenance Code and related LCC 3-5 Environmental Code</u></b>	
	Failed inspection fee: Fee for failure to comply with the minimum standards due to violation not being corrected after being given proper notice.	\$100
	Failed inspection late fee: Failure to pay failed inspection fee within 30 days of billing.	\$50
	Administrative fees for abatement of violations under LCC 3-5 and the property maintenance code	\$250

Community Development	<b>Section 14: Other Fees</b>	
	Inspection outside of normal business hours (minimum 2 hr charge)	\$100/hour
	Inspections for which no fee is specifically indicated (minimum 1 hr charge)	\$100/hour
	Additional plan review required by changes, additions or revisions to approved plans (minimum 1 hr charge)	\$100/hour
	Investigation fee (applies when work is being done without a permit)	Same amount as permit fee or \$100 whichever is greater.
	Expedited plan review fees - Tenant and remodel projects	Minimum \$100 or 50% of the calculated plan review fee whichever is greater
	Re-inspection fee - minimum 1 hr charge (effective October 1, 2015)	\$100/hour

### Business License Fees

Dept	Description	Fee
Community Development	Business License Fees	
	<b>Adult Business Establishment:</b>	
	License Fee & Renewal Fee	\$355
	Adult Business Employee Permit & Renewal Fee	\$135
	Change of Address Fee for Employee Permit	\$15
	<b>Cereal Malt Beverage Retailers:</b>	
	Off Premises Retailers (unopened container, K.S.A. 41-2702) License Fee - \$50 annual max per statute	\$50
	On Premises Retailers (consumption on premises, K.S.A. 41-2702) License Fee - \$200 annual max per statute	\$108
	Special Event Retailers (for temporary sale of CMB per City Code Section 2-6-A-9)	\$50
	Change of Location Fee	\$10
	<b>Clubs and Drinking Establishments:</b>	
	Class A Club (as defined by K.S.A. 41-2601 & amendments thereto) License Fee - \$500 biennial max per K.S.A. 41-2622	No fee
	Class B Club or Drinking Establishment (as defined by K.S.A. 41-2601 & amendments thereto) License Fee - \$500 biennial max per K.S.A. 41-2622	\$500 (invoiced biennially)
	<b>Alcoholic Liquor Caterers:</b>	



	License Fee - \$500 biennial max per K.S.A. 41-2622	\$500 (invoiced biennially)
	<b><u>Drinking Establishment/Alcoholic Liquor Caterer:</u></b>	
	License Fee - \$500 biennial max per K.S.A. 41-2622	\$500 (invoiced biennially)
	<b><u>Alcoholic Liquor Retailers:</u></b>	
	License Fee - \$600 biennial max per K.S.A. 41-310	\$500 (invoiced biennially)
	<b><u>Alcoholic Liquor Distributors:</u></b>	
	Spirits Distributor - License Fee - \$2,000 biennial max per K.S.A. 41-310 Wine Distributor - License Fee - \$2,000 biennial max per K.S.A. 41-310 Beer Distributor - License Fee - \$2,000 biennial max per K.S.A. 41-310	\$500 (invoiced biennially)
	<b><u>Alcoholic Liquor Manufacturers:</u></b>	
	Alcohol and Spirits Manufacturers - License Fee - \$5,000 biennial max per K.S.A. 41-310	\$500 (invoiced biennially)
	<b><u>Massage Licensing:</u></b>	
	Massage Establishment - initial application fee	\$300 per location
	Establishment annual renewal fee	\$150 per location
	Massage Therapist license fee - initial application	\$75 per therapist
	Massage Therapist annual renewal fee	\$35 per therapist
	Additional Identification Cards (first card free)	\$15 per card
	Massage Therapy Establishment re-inspection fee	\$100 per occurrence
	Student Massage Therapy Permit	\$45 per permit
	<b><u>Pawnbrokers and Precious Metals Dealers:</u></b>	
	License Fee	\$65
	<b><u>Scrap Metal Dealers:</u></b>	
	Registration Fee - \$400 max per K.S.A. 50-6,112a	\$400
	Renewal Fee (due every 10 years) - \$50 max per K.S.A. 50-6,112a	\$50
	<b><u>Refuse (Solid Waste, Recyclable, Yard and/or Compost) Hauler</u></b>	
	Residential	\$150, plus \$30 per truck
	Commercial/Industrial	\$150, plus \$30 per truck

## Business License Taxes:

Dept	Description	Fee
Community Development	<u>Business License Taxes:</u>	
	Automobile Dealers, new and used:	\$270 plus
	Inside area used for display, sales	.01/sq. ft. and
	Outside area used for display, sales or storage	.005/sq. ft.
	Automobile Repair Shops and Body Shops	\$115
	Automobile Washes	\$115
	Bail Bondsmen (see Collection Agents)	
	Banks, Savings and Loan Associations, Small Loans and Finance Companies:	\$280 plus
	Each detached facility	\$85
	Barber Shops, Beauty Salons, Tanning and Nail Salons:	\$87 plus \$11 for each operator over 1
	Bus Companies (see Taxicabs)	
	Cars (see Automobiles)	
	Collection Agents and Bail Bondsmen	\$87
	Commercial Kennels	\$115
	Contractors, including but not limited to, building, remodeling, curbing, grading, street paving, sewer, electrical, mechanical, plumbing and all other contractors of every kind not herein specifically mentioned:	
	Contractors inside Lenexa without warehouses and/or storage yards	\$87
	Contractors inside Lenexa with warehouses and/or storage yards	\$115
	Contractors outside Lenexa: Limited to contractors licensed through Johnson County Contractors Licensing & doing work in Lenexa OR any contractors obtaining a building permit or permanent sign permit issued in Lenexa	\$87
	Funeral Homes	\$173
	Gasoline Service Stations (see Service Stations)	
	Home Occupations (which do not fall under any other category), including Limited & General Home Day Care & Group Home	\$36
	Hospitals, Nursing Homes and Retirement Homes	\$5.60/bed
	Insurance Agents or Brokers (see Professionals)	
	Laundry and/or Dry-Cleaning Establishments, includes all coin-operated laundries and/or dry-cleaning establishments, including those located in apartments or like complexes that are not the property of the lessor	\$58

	Loan and Finance Companies (see Banks)	
	Lumber Yards (see Manufacturing)	
	Manufacturing, primarily wholesale business and warehousing, based on square footage occupied by said business, as follows:	
	0 - 999	\$54
	1,000 - 2,999	\$70
	3,000 - 4,999	\$87
	5,000 - 7,999	\$130
	8,000 - 9,999	\$162
	10,000 - 14,999	\$216
	15,000 - 24,999	\$243
	25,000 - 39,999	\$324
	40,000 - 59,999	\$433
	60,000 - 99,999	\$541
	100,000 - over	\$811
	Motels (shops and restaurants which are a part of the motel operation will be considered as individual businesses and, in addition thereto, all banquet and ballroom facilities will be taxed individually on a square footage basis)	\$5.50/rental room
	Movie Theaters (see Theaters)	
	Nurseries, Green Houses and Tree Trimmers	\$87
	Nursery Schools (see Schools)	
	Nursing Homes (see Hospitals)	
	Office Space (no warehouse)	\$58
	Pay Day and Title Loan Businesses	\$1,500
	Professionals, all engineers, architects, physicians, dentists, chiropractors, osteopaths, accountants, photographers, auctioneers, real estate offices or insurance brokers	\$87 plus \$11 each agent or professional over 1
	Railroads Maintaining Freight Depots in the City	\$115
	Real Estate Offices (see Professionals)	
	Recreational Business	\$115
	Restaurants and Drive-Ins:	
	0-5 employees	\$57
	6 or more employees	\$113
	Retail Stores:	
	All retail stores engaged in the sale of groceries, clothing, hardware, notions, furniture, home furnishings, services, paint, drugs, and all other trades, occupations, or businesses for which the occupational tax is not set out elsewhere in Section 2-12-A-1, shall pay an occupational tax computed on the basis of the following schedule of interior square footage occupied by said business without regard to use. Businesses which have a second floor and/or basement and/or exterior area open in whole or in part to the general public in addition to the main floor (main floor shall be that floor with the largest square footage) shall add one-half (1/2) of the square footage of said areas to their main floor square footage prior to computing the tax in accordance with the following schedule:	
	0 - 999 sq. ft.	\$54

	1,000 - 2,999 sq. ft.	\$70
	3,000 - 4,999 sq. ft.	\$87
	5,000 - 7,999 sq. ft.	\$130
	8,000 - 9,999 sq. ft.	\$162
	10,000 - 14,999 sq. ft.	\$216
	15,000 - 24,999 sq. ft.	\$243
	25,000 - 39,999 sq. ft.	\$324
	40,000 - 59,999 sq. ft.	\$433
	60,000 - 99,999 sq. ft.	\$541
	100,000 sq. ft. and over	\$811
	Retail stores which hold themselves out to the public as a single business entity, but which, in fact, are partly or wholly operated on the basis of leased departments therein, shall pay an occupational tax based on the above schedule provided, leased departments which have a private individual exterior entrance and which have no entrance into such retail stores, even though under a common roof with such retail stores, shall pay an occupational tax as separate business.	
	Retirement Homes (see Nursing Homes)	
	Rock Quarries	\$870
	Salvage Yards (Title 2, Chapter 10):	\$285 plus
	Inside	0.01 sq. ft.
	Outside	0.005 sq. ft.
	Savings and Loan Associations (see Banks)	
	Schools (For profit - all trade schools, dance schools, music schools or any other type school operated for profit and all nursery schools)	\$58
	Service Stations selling oils, supplies, accessories for service at retail for motor vehicles:	\$87 plus
	Grocery accessory operation	\$38 and plus
	Rental accessory operation	\$27
	Shooting Ranges (see Recreational Businesses)	
	Skating Rinks (see Recreational Businesses)	
	Taxicab and Bus Companies	\$115
	Theaters, moving picture houses, drive-in theaters or any other type theater	\$170 plus \$81/viewing screen
	Tree Trimmers (see Nurseries)	

## Cemetery Fees

Department	Description	Fee
Cemetery	Plots	\$1,800
Cemetery	<u>Interments:</u>	
	Conventional interment (plot open and close)	\$1,325
	Rock/jackhammer upcharge	\$800
	Cremation interment (plot open and close)	\$650
Cemetery	Disinterment/Exhumations	2x Interment Fee



Cemetery	Saturday interment/disinterment upcharge	\$260
	Monday - Friday after 4pm interment/disinterment upcharge	\$80 per 30min
Cemetery	<u>Ownership Transfers:</u>	\$50
	Right of Interment Certificate transfer fee	\$50

## Economic Development Fees

Dept	Description	Fee
Finance & Legal	Industrial Revenue Bond (IRB) & tax abatement application fee	\$2,000 (application form available on City website - <a href="http://www.lenexa.com">www.lenexa.com</a> )
	Tax abatement retainer (used to pay third-party consultants for review of the application; any amount unused will be refunded to the applicant)	\$8,000 (application form available on City website - <a href="http://www.lenexa.com">www.lenexa.com</a> )
	Annual review of Payment in Lieu of Taxes (PILOT) certification to verify compliance prior to certification to Johnson County	\$300 per year per project
	Special Benefit District application fee (property 100% controlled by single property owner)	\$2,500 per district (non-refundable)
	Special Benefit District application fee (property not 100% controlled by single property owner)	\$5,000 per district (non-refundable)
	Special Benefit District application/amendment retainer (used to cover City staff time to process the application/amendment; any amount unused will be refunded to the applicant once final special assessments are levied)	\$10,000
	Community Improvement District (CID) application fee (special sales tax)	\$2,500 for one development agreement (application form available on City website - <a href="http://www.lenexa.com">www.lenexa.com</a> ); add \$1,000 per each additional development agreement
	Community Improvement District (CID) application fee (special assessments)	\$4,000 for one development agreement (application form available on City website - <a href="http://www.lenexa.com">www.lenexa.com</a> ); add \$1,000 per each additional development agreement
	Community Improvement District (CID) application fee (special sales tax & special assessments)	\$5,000 for one development agreement (application form available on City website - <a href="http://www.lenexa.com">www.lenexa.com</a> ); add \$1,000 per each additional development agreement
	CID retainer (used to pay third-party consultants for review of the application; any amount unused will be refunded to the applicant)	\$10,000 (application form available on City website - <a href="http://www.lenexa.com">www.lenexa.com</a> )

	Tax Increment Financing (TIF) application fee	\$2,500 (application form available on City website - <a href="http://www.lenexa.com">www.lenexa.com</a> )
	TIF retainer (used to pay third-party consultants for review of the application; any amount unused will be refunded to the applicant)	\$10,000 (application form available on City website - <a href="http://www.lenexa.com">www.lenexa.com</a> )
	Request to amend TIF district	\$5,000 per request
	Annual TIF administrative fee (City deducts fee when funds are distributed)	0.5% of TIF increment disbursed to applicant

**Other  
Items:**

***The City Attorney is authorized to establish fees ranging from \$250 to \$2,500 per request, including requests for time extensions to agreements & project plans, requests for amendments to existing agreements, and requests for estoppel certificates.***

***The fee will be determined by the City Attorney based on a variety of factors, including the complexity of the issue and the estimated staff time associated with the request.***

***The City Attorney is also authorized to consultant costs and review requiring significant staff time for projects where a formal application and retainer payment application and retainer payment have not been submitted by the applicant.***

***At the City's discretion, retainer payments may be refunded to the applicant if no activity has occurred for the project within the past 12 months or if the project is completed.***

## Fire Fees

Dept	Description	Fee
Fire	Advanced Life Support (ALS) Responder fee	None
	<u>Burning Permits:</u>	
	Residential	\$25
	Commercial	\$500
	Blasting Permit	\$500
	<u>Fire Apparatus Standby Fees:</u>	
	Personnel	Actual pay rate (including overtime, if applicable) per hour (including fringe benefits) x number of hours worked (minimum of 2 hours)
	Small trucks & others of similar size	\$40/hour (minimum of 2 hours)
	ATV's	\$20/hour (minimum of 2 hours)
	Boat's	\$20/hour (minimum of 2 hours)

	Fire Truck - Ladder Type I	\$220/hour (minimum of 2 hours)
	Fire Truck - Engine Type I	\$175/hour (minimum of 2 hours)
	<u>Training Class Fees:</u>	
	American Safety & Health Institute (ASHI) Basic Life Support (BLS) course	\$50
	ASHI CPR/AED/Basic First Aid course	\$60
	ASHI Advanced Cardiac Life Support (ACLS) course	\$135

### Authorized Tow Service Provider Fees

Dept	Description	Fee
	Application fee (non-refundable)	\$150
	Annual renewal fee	\$50

### Immobilization And Removal of Hauling Trailers

Dept	Description	Fee
Police	Immobilization Device Installation and Removal	\$100
Police	<u>Towing Charge:</u>	
	Single Axle	\$25/day
	Tandem Axle (2 or more axles)	\$50/day
Police	<u>Storage fee:</u>	
	Less than 20 feet	\$25/day
	20 feet or more	\$50/day

### Vehicle Size, Weight & Load

Dept	Description	Fee
Police	<u>Oversize/Overweight Permit:</u>	
	Yearly Fee	\$200
	One-time fee	\$100

### Tow and Storage Fees

Dept	Description	Fee
Police	<u>Tow and Storage Fees:</u>	
	Basic tow (including wheel lift, rollback, or flatbed tow - to tow lot, police station, or City service center)	\$100 (max charge)
	Mileage	\$4.50/mile
	Storage - outside	\$25/day

	Storage - inside	\$30/day
	Dolly required (this fee is in addition to the basic tow service charge)	\$43
	Winch/Rollover required - fee prorated per 1/4 hour (this fee is in addition to the basic tow service charge)	\$100
	Motorist Assist	\$55 plus \$3.50 per mile
	Tarp Fee	\$15

1) These fees include clean-up of all accident debris, including but not limited to the use of oil dry or a similar product to clean up any fluid spills.

2) An authorized tow service provider may charge a full day's storage fee for any portion of a day the vehicle is stored. Storage fees for Saturday, Sunday or holiday storage are only permitted if tow company personnel are on site & available to release a vehicle from at least 8:00 a.m. to 12:00 p.m. on those days.

### Insufficient Funds SC

Dept	Description	Fee
Administration	Service Charge per each insufficient funds event (pursuant to K.S.A. 21-5821)	\$30.00

### Municipal Court Fees

Dept	Description	Fee
Municipal Court	Application to Vacate Judgment Filing Fee	\$200
	County Jail Incarceration Fee	\$85/day
	Effective January 1, 2021, the City Manager is authorized to adjust the incarceration fee to match the amount charged by Johnson County	
	Finger/Palm Printing Fee	\$30
	Motion to Admit Out-of-State Attorney Filing Fee	\$50
	Motion to Revoke Fee	up to \$100
	Municipal Court Monitoring Fees	Up to \$35/month
	Expungement Filing Fee (non-refundable)	\$50
	Expungement Fee (paid if expungement is granted)	\$100
	Warrant Fee	\$75
	Use of courtroom for wedding ceremonies performed by the Municipal Court Judge - Lenexa residents	None
	Use of courtroom for wedding ceremonies performed by the Municipal Court Judge - non-residents	None



### Municipal Court Costs (City Code 2-12-L-1)

Dept	Description	Fee
Municipal Court	Municipal Court Costs	\$40

(effective 1/1/2017)

### Parade and Special Event Permit Fees

Dept	Description	Fee
Community Development	Parade Permit Fee	\$75
Community Development	Type I Special Event Permit Fee*	\$75
Community Development	Type II Special Event Permit Fee	\$150
Community Development	Special Event Registration Fee**	\$20

\*If one application is made for multiple Type I permits to run consecutively, the fee for only one permit is charged.

\*\*This fee is only applicable to special events which are not required to obtain a full permit, as set forth in Lenexa City Code Section 4-1-B-25.

### City Departmental Services Charges

Dept	Description	Fee
Relevant Department	City Departmental Services Charges	Actual costs incurred - staff hourly time (including wages & fringe benefits) & other related costs
-	(Charges for actual costs incurred in connection with parade or special event permit. The estimated charges are due within 3 days prior to the parade or special event. If estimated charges do not cover the City's actual costs, the applicant shall be billed for the difference due within 10 days of the event, and such costs shall be paid within 30 days. All charges billed to applicant shall be itemized.)	

## Parks and Recreation Fees

### **Note:**

***The Parks & Recreation Director is authorized to establish & approve discounts of up to 20% on all Parks & Recreation fees including Rec Center fees. The Parks & Recreation Director is also authorized to establish a waiver process & approve waivers of Parks & Recreation fees including Rec Center fees for publication on the City's website.***

***The Parks & Recreation Director is authorized to establish usage fees for services at the Rec Center, with the exception of membership and admission fees. The Parks & Recreation Director is also authorized to establish & approve discounts of up to 20% on all Rec Center fees. The Parks & Recreation Director is also authorized to establish a waiver process & approve waivers of all Rec Center fees. The Parks & Recreation Director shall provide a current list of Rec Center fees to the Finance Department***

### Rec Center Fees

Description	Fee	Fee Cont.
<u>Annual Memberships:</u>	Residents	Non-Residents
Adult - Core Pass	\$495	\$616
Youth - Core Pass	\$385	\$473
Senior - Core Pass	\$440	\$550
Household - Core Pass*	\$814	\$1,012
Plus 1 - Core Pass**	\$231	\$286
Adult - X Pass	\$715	\$891
Youth - X Pass	\$605	\$748
Senior - X Pass	\$660	\$825
Household - X Pass*	\$1,034	\$1,287
Plus 1 - X Pass**	\$286	\$341
Members who pay the annual membership will receive 12 months of membership for the price of 11 months.		
<u>Monthly Memberships:</u>	Residents	Non-Residents
Adult - Core Pass	\$45	\$56
Youth - Core Pass	\$35	\$43
Senior - Core Pass	\$40	\$50
Household - Core Pass*	\$74	\$92
Plus 1 - Core Pass**	\$21	\$26
	Residents	Non-Residents
Adult - X Pass	\$65	\$81
Youth - X Pass	\$55	\$68
Senior - X Pass	\$60	\$75
Household - X Pass*	\$94	\$117
Plus 1 - X Pass**	\$26	\$31
Monthly memberships are continuous & termination requires a 30-day notice. Monthly memberships require some form of automatic payment (credit card, debit card, automatic checking account withdrawal).		

*Household memberships cover a maximum of 5 individuals living at the same address (ages 3 & older). Additional household members living at the same address will be charged the Plus 1 rate.		
**Plus 1 memberships can be added to an Adult or Senior membership, or for the 6th (and up) person on a Household membership. Plus 1 member must live at the same address as the primary member (household verification applies to those 18 and older).		
<u>School Break Membership Passes:</u>	Residents	Non-Residents
Core Pass - 30 day pass	\$45	\$56
X Pass - 30 day pass	\$65	\$81
There is no age restriction on school break passes. Individual must have a valid student ID to purchase a 30-day pass. The passes are not refundable.		
-	Residents	Non-Residents
Single Day Passes	\$9	\$12
Punch Card (10 visits)	\$81	\$108
<u>Child Care:</u>	Members	Non-Members
Daily Rate	\$4	\$5
Monthly Unlimited - First Child	\$16	\$16
Monthly Unlimited - Any Additional Child	\$11	\$11
Punch Card (10 visits)	\$36	\$45
<u>Group X Fitness Classes:</u>	Members	Non-Members
Drop In	\$7	\$9
Punch Card - (10 visits)	\$63	N/A
<u>Personal Training:</u>	Members	Non-Members
Personal Training Session - 60 min.	<del>\$60</del> 55	<del>\$85</del> 55
New Client Special (3-pack)	\$108	<del>\$135</del> 108
4 Pack	\$220	<del>\$245</del> 220
8 Pack	\$396	<del>\$420</del> 396
12 Pack	\$528	<del>\$545</del> 528
Wellness Assessment	\$56	<del>\$70</del> 56
<u>Swim Lessons (Rec Center &amp; Outdoor Pools):</u>	Residents & Members	Non - Residents & Non-Members
Group Sessions (8 lessons)	\$60	\$65
Semi-Private Sessions (2 Participants) (4 lessons)	\$75	\$81
Private Sessions (4 lessons)	\$120	\$130
<u>Rentals:</u>	Fee	
Rec Center Conference Room	\$40 - \$60	(hourly fee)
Activity Gym	\$75 - \$115	(hourly fee)
Rec Room	\$40 - \$60	(hourly fee)
Birthday Party Room	\$40 - \$60	(hourly fee)
Fitness Studios	\$40 - \$60	(hourly fee)
Entire Facility (excludes 3rd floor access, up to 200 people - charge for additional individuals is \$2 per person, 4 hour minimum, 2 hour pool maximum) Rate:	\$1,500-\$3,000	
Additional hour in pool (Entire Facility rental)	\$200	
Additional hour for entire facility (Entire Facility rental)	\$250	

Inflatables	\$55	
Gaga Pit	\$55	
Archery Tag Nerf game	\$55	
<u>Birthday Parties:</u>		
Package Options	\$170 - \$400	
<i>All packages include Party Attendant &amp; Facility Access for up to 25 people</i>	\$6/person for additional guests	
Birthday Party cancellation fees will be charged as follows:		
30-15 days prior to reservation date	Forfeit \$50 deposit	
14 days or less prior to reservation date	100% of reservation cost	
No cancellation fee is charged if a reservation is cancelled more than 30 days in advance		

### Parks Facilities Rental

Description	Fee	
<b><u>Old Town Activity Center- Hourly Prime Time rates (Mon -Thur 5 PM to 10PM; Fri 5PM to Midnight; Sun 10PM):</u></b>	Residents	Non-Residents
Gym (full court)	<del>\$110</del> 100	<del>\$140</del> 130
Gym (half court)	<del>\$55</del> 50	<del>\$70</del> 65
Haskins Room (Entire Room)	<del>\$140</del> 115	<del>\$180</del> 145
Haskins Room (Half Room)	<del>\$70</del> 60	<del>\$90</del> 75
Oak Room	<del>\$70</del> 60	<del>\$90</del> 75
Walnut Room	\$40	\$55
Kitchen (Haskins or Gym)	\$25	\$35
Outdoor Pickleball Court	\$15	N/A
<b><u>Old Town Activity Center - Hourly Non-Prime Time rates (Mon - Fri 8AM to 5PM)</u></b>	Residents	Non-Residents
Gym (full-court)	<del>\$80</del> 50	\$100
Gym (half court)	<del>\$45</del> 25	\$50
Haskins Room (Entire Room)	N/A	N/A
Haskins Room (Half Room)	N/A	N/A
Oak Room	<del>\$55</del> 30	<del>\$70</del> 45
Walnut Room	\$25	\$35
Kitchen (Gym Only)	\$25	\$35
Outdoor Pickleball Court	\$15	<del>\$20</del> N/A



<b>Old Town Activity Center - Hourly Prime Time Entire Facility rates</b>		
Entire Complex (4 hour minimum and includes gym, all rooms, 2-kitchens, pickleball courts)	<del>\$455390</del> /hr	<del>\$570490</del> /hr
Entire Indoor Facility (4 hour minimum and includes gym, all rooms, 2-kitchens)	<del>\$385330</del> /hr	<del>\$485430</del> /hr
<u>Full Porch Rental (2 hour minimum)</u>	<u>\$240/hr</u>	<u>\$300/hr</u>
<b>Birthday Parties:</b>		
Package Options	\$170-\$400	
All packages include Party Attendant & Facility Access for up to 25 people	\$6/person	
<b><u>Thompson Barn Rental - Prime Time rates for Entire Facility (Fri 5PM to Midnight; Sat 8AM to Midnight):</u></b>		
	Residents	Non-Residents
Hourly rental fee	\$185/hr	\$210/hr
All day fee (8AM to Midnight, Sat. only)	\$2,775	\$3,150
<b><u>Thompson Barn Rental - Non-Prime Time rates for Entire Facility (Mon - Fri 8AM to 5PM; Sun 8AM to 10PM):</u></b>		
	Residents	Non-Residents
Hourly rental fee	\$100/hr	\$125/hr
<b><u>Thompson Barn Rental - Non-Prime Time rates for One Floor (Mon - Fri 8AM to 5PM; Sun 8AM to 10PM):</u></b>		
	Residents	Non-Residents
Hourly rental fee	\$75/hr	\$90/hr
<b><u>Park Shelter and Amenity Rental</u></b>		
<b><u>Black Hoof Park Oak Shelter &amp; Sar-Ko-Par Trails Grand Pavilion</u></b>	Residents	Non-Resident
Half-day	\$150	\$200
Full-day	\$300	\$400
<b><u>Park Shelter Rental - All Other Shelters</u></b>		
Half-day	\$50	\$75
Full-day	\$100	\$150
<b><u>Gazebo Rental</u></b>		
Rental fee (2-hour maximum)	\$50	\$75
<b><u>Sports Field Rental</u></b>		
One field/hour	\$10	\$15
<b><u>Tennis Court Rental</u></b>		
One Court/hour	\$10	\$15
<b><u>Bois D' Arc Pickleball Court Rental</u></b>		

One Court/hour	\$15	
Entire Complex/hour	\$105	
<b><u>Roller Hockey Rink</u></b>		
Court/hour	\$25	\$35
<b><u>Black Hoof Disc Golf Course Rental</u></b>		
All Day Course Fee	\$400	\$500
<b><u>Outdoor Swimming Pool Fees:</u></b>	Residents	Non-Resident
Memberships - Household	<del>\$130</del> 120	<del>\$210</del> 195
Memberships - Individual	<del>\$70</del> 65	<del>\$115</del> 105
Memberships - Senior citizen	<del>\$35</del> 33	<del>\$50</del> 45
Flat Rock Creek Daily Fee	<del>\$7</del> 6	<del>\$10</del> 9
Ad Astra Daily Fee	<del>\$7</del> 6	<del>\$10</del> 9
Sar-Ko-Par Aquatics Center-Daily Fee	\$9	<del>\$13</del> 12
Senior 60+ Daily Fee - Resident	<del>\$4</del> 3	<del>\$6</del> 5
<b><u>Pool Rental (Ad Astra &amp; Flat Rock Creek):</u></b>	Fees	
2 hours	\$435	
1.5 hours	\$365	
1 hour	\$285	
<b><u>Concession Stand Rental (with Pool rental):</u></b>		
2 hours	\$30	
1.5 hours	\$25	
1 hour	\$20	
<b><u>Pool Rental (Sar-Ko-Par Aquatic Center):</u></b>		
2 hours	\$1,200	
1.5 hours	\$900	
1 hour	\$600	
<b><u>Pool Party Fees</u></b>		
Splash parties include 3 reserved tables and entry for <del>24</del> 46 persons		
Sar-Ko-Par Splash Birthday Party	<del>\$250-\$300</del> 205-\$250	
Flat Rock Creek Splash Birthday Party	<del>\$175-\$250</del> 125-\$150	
<b><u>Lenexa Lazars Swim/Dive Team Fees</u></b>	Residents	Non-Resident
Swim Team	\$125	\$160
Dive Team	\$125	\$160
Swim & Dive Team	\$170	\$210
Pre-competitive	\$125	\$160
Replacement Cards	\$5	\$5

### Miscellaneous

Description	Fee
Parks Special Permit Fee	\$100
<u>Additional Trash and Recycling Receptacle Fee</u>	<u>\$15 per container</u>
Facility Reservation Deposit	\$500
Facility Damage Deposit (without alcohol)	\$150
Facility Damage Deposit (with alcohol)	\$250
Alcoholic Liquor Facilities Charge (applicable whenever alcoholic liquor is served/provided at a City facility)	\$100

### Other

Description	Fee
<u>Alcoholic Liquor &amp; Cereal Malt Beverages:</u>	
Alcoholic Liquor Permit Application Fee (to possess alcoholic liquor at certain City facilities, per City Code Section 3-9-G-2-A-3)	\$25

### Park Impact Fee

The Park & Recreation Impact Fee (PRIF) for any single family residential property shall be one Equivalent Dwelling Unit (EDU) rate. Residential dwellings in excess of one dwelling unit are charged one EDU per dwelling. The PRIF for all non-residential developed property is equal to the EDU rate multiplied by the square feet of the structure for which the building permit is requested, divided by the number of square feet in one EDU (3,800 square feet).

Dept	Description	Fee
Community Development	One EDU Rate for Residential Property	\$616
Community Development	EDU Rate for Non-Residential Developed Property	\$0.1621 per square foot

### Planning and Development

Dept	Description	Fee
	<b><u>PLANNING AND ZONING</u></b>	
Community Development	<u>Special Use Permit:</u>	
	Less than 1 acre	\$350

	1.1 - 3 acres	\$450
	More than 3 acres	\$550
Community Development	<u>Change in Zoning - Residential:</u>	
	0 - 5 acres	\$425
	5.1 - 10 acres	\$550
	10.1 - 20 acres	\$675
	20.1 acres to 50 acres	\$800
	50.1 acres or more	\$925
Community Development	<u>Change in Zoning - Other:</u>	
	0 - 5 acres	\$900
	5.1 - 15 acres	\$1,000
	15.1 - 25 acres	\$1,100
	25.1 acres to 50 acres	\$1,200
	50.1 acres or more	\$1,300
	<b>SUBDIVISION PLATS AND PLANS</b>	
Community Development	Preliminary Plat:	\$300 plus \$7/lot
Community Development	Final Plat:	\$250 plus \$7/lot
Community Development	Lot Split Applications:	\$70
Community Development	Technical Correction Plats (by affidavit)	\$100
Community Development	<u>Preliminary Plan:</u>	
	Single Family Residential	\$350 plus \$7/lot
	Other	\$350
Community Development	Conceptual Plan	\$300
Community Development	Final Plan - Planning Commission	\$400
	Final Plan - staff review only	\$375
Community Development	Revised Final Plan	\$400
Community Development	<u>Revised Preliminary Plan:</u>	
	Single Family Residential	\$350 plus \$7/lot
	Other	\$350
Community Development	Deviation Request - Planning Commission	\$200
	(effective October 1, 2015 - only charged when filed separately from preliminary or final plan)	
Community Development	Sign Scheme - Planning Commission	\$125
	(only charged when filed separately from preliminary or final plan)	



Community Development	Sign Deviation - Planning Commission	\$200
	(only charged when filed separately from preliminary or final plan)	
	<b><u>BOARD OF ZONING APPEALS</u></b>	
Community Development	Appeals	\$100
Community Development	Variance	\$150
	<b><u>STREET TREES</u></b>	
Community Development	Street Trees	\$375/tree

## Police Dept Services

<u>Dept</u>	<u>Description</u>	<u>Fee</u>
Police	Finger Printing - Lenexa Resident	\$10
Police	<u>Police Standby Fees:</u>	
	Police Major	Actual pay rate per hour (including fringe benefits) x number of hours worked (minimum of 2 hours)
	Police Captain	Actual pay rate per hour (including fringe benefits) x number of hours worked (minimum of 2 hours)
	Police Sergeant	Actual pay rate (including overtime, if applicable) per hour (including fringe benefits) x number of hours worked (minimum of 2 hours)
	Police Corporal	Actual pay rate (including overtime, if applicable) per hour (including fringe benefits) x number of hours worked (minimum of 2 hours)
	Master Police Officer	Actual pay rate (including overtime, if applicable) per hour (including fringe benefits) x number of hours worked (minimum of 2 hours)
	Police Officer	Actual pay rate (including overtime, if applicable) per hour (including fringe benefits) x number of hours worked (minimum of 2 hours)
	Police Vehicle	\$50 per vehicle (maximum of 8 hours)

## Public Market and City Hall Rental Fees

*The Public Market Manager is authorized to establish rental fees for Public Market areas (including the catering kitchen & the demonstration kitchen). The Public Market Manager is also authorized to establish a waiver process & approve waivers of Public Market rental fees. The Public Market Manager shall provide a current list of Public Market fees to the Finance Department for publication on the City's website.*

Dept	Description	Fee
Public Market	<b>Public Market Rental Fees</b>	-
-	<b>Facility Rentals:</b>	
-	Market Floor (minimum of 4 hours)	\$1,600 minimum
-	Lower Commons only (minimum of 4 hours)	\$800 minimum
-	Market Floor & Lower Commons & Demonstration Kitchen (minimum of 4 hours)	\$2,800 minimum
-	<b>Demonstration Kitchen:</b>	
-	Demonstration kitchen (partial use)	\$75 / hr
-	Demonstration kitchen (full-kitchen use)	\$95 / hr
-	Demonstration kitchen (City employees, personal use)	20% discount, waived contract violation deposit
-	Merchant classes	\$50 - 2 hour class \$75 - 3 hour class \$100 - 4 hour class
-	<b>Pop-Up Restaurant:</b>	
-	Rental rate	10% sales
-	Contract violation deposit (refundable)	\$100
-	Cleaning fee	\$50
-	<b>Catering Kitchen:</b>	
-	Non-Tenant - only approved hours of use (including Farmer's Market vendors)	\$20 per hour
-	<b>Food Truck:</b>	
-	Single appearance (FNSB or other event)	\$50 application fee
-	Food Truck Frenzy (Old Town & Civic Campus)	\$200 application fee

## City Hall & Lenexa Commons Rental Fees

*The Parks & Recreation Director is authorized to establish rental fees for City Hall areas and the Lenexa Commons (including the Commons Amphitheater). The Parks & Recreation Director is also authorized to establish a waiver process & approve waivers of City Hall/Lenexa Commons rental fees. The Parks & Recreation Director shall provide a The Parks & Recreation Director shall provide a current list of City Hall/Lenexa Commons rental fees to the Finance Department for publication on the City's website.*

Dept	Description	Fee
Parks & Recreation	Community Forum	\$175 - \$265 per hour
	Prairie Star Conference Room	\$40 - \$60 per hour
	Santa Fe Conference Room	\$40 - \$60 per hour
	Lenexa Commons/Commons Amphitheater	\$100 - \$150 per hour

## Research and Document Fees

Dept	Description	Fee
Police	<u>Police Department Records:</u>	-
	Standby fee to review evidence/property <u>not related to a KORA request.</u>	Actual pay rate per hour (including fringe benefits) x number of hours worked
Police	<u>Police Reports:</u>	-
	Reports requested for purposes of a Driving Under the Influence (DUI) administrative hearing under K.S.A 8-1020	\$0.25/page
Police	<u>Other Reports:</u>	-
	<u>Other Reports/information/records produced pursuant to the Kansas Open Records Act</u>	<u>Actual staff time for the lowest-cost category/categories of staff reasonably necessary to complete the request (not including any benefits), plus any actual costs incurred to produce the information (offsite document retrieval, postage, large scale copying charges, storage on a digital device).</u>
		\$5
	<u>11 to 25 pages</u>	<u>\$10</u>
	<u>26 or more pages</u>	<u>\$15</u>
	(No fee for listed crime victim to obtain Police Report, open portion).	
Police	<u>Tapes, CDs, DVDs, or other media containing video and/or audio</u>	<u>\$25/each</u>
Police	<u>CD or DVDs containing photographs</u>	<u>\$25/each</u>
Police	<u>Printed photographs:</u>	
	<u>Digital prints</u>	<u>\$10/each</u>
	<u>35 mm, Polaroid, or other film types</u>	<u>\$20/each</u>
Police	<u>Postage and handling</u>	<u>\$5</u>
	<u>Planning and Zoning Documents:</u>	
Community Development	<u>Comprehensive Plan</u>	<u>\$30</u>
Community Development	<u>Unified Development Code</u>	<u>\$30</u>



Community Development	Maps (color zoning, comprehensive plan, other map):	
Community Development	Large (36x48 and larger)	\$15
Community Development	Medium (larger than 11x17 & smaller than 36x48)	\$10
Community Development	Small (11x17 & smaller)	\$2
Community Development	Aerials (per sheet)	\$5
Community Development	Building Plans and Plat Copies (per sheet)	\$4
	Community Development Documents:	
Community Development	<u>Research/compilation/production of information pursuant to Kansas Open Records Act</u> Standard details	<u>Actual staff time for the lowest-cost category/categories of staff reasonably necessary to complete the request (not including any benefits), plus any actual costs incurred to produce the information (offsite document retrieval, postage, large scale copying charges, storage on a digital device).</u> \$15.00/copy
Community Development	<u>Documents and plan sets requested for purposes of bidding on City projects</u> Specifications	<u>Varies based on the project scope. Administered and billed through third party bidding services providers.</u> \$30.00/copy
Community Development	Design Criteria	\$15.00/copy
Community Development	Plan Sets:	
-	0 to 100 sheets	\$100
-	100 to 200 sheets	\$300
-	201 or more sheets	\$500
	Other City Research and Document Fees:	

Administratio n	<u>Research/compilation/production of information pursuant to Kansas Open Records Act</u>  Photocopies	<u>Actual staff time for the lowest-cost category/categorie s of staff reasonably necessary to complete the request (not including any benefits), plus any actual costs incurred to produce the information (offsite document retrieval, postage, large scale copying charges, storage on a digital device).</u>  \$0.15/page
Administratio n	Computer Printouts	\$0.50/page
Administratio n	Copies to Computer CD or other similar media	\$25.00/device
Administratio n	Postage and handling	\$5
Administratio n	Research/compilation of information	Actual staff hourly time (including wages & fringe benefits)
	(This fee applies to staff time used for searching, compiling, reviewing, redacting, sorting, providing access to and/or copying of records or data). <del>This fee may be charged in any situation where greater than 15 minutes of staff time is incurred while responding to a request for information).</del>	
Administratio n	Facsimile Transmission	\$2.00 for 1st page; \$1.00 for each additional page
	Fire Department Records:	
Fire	NO FEE for personal medical records or property owner fire reports	
Fire	<u>Other Reports/information/records produced pursuant to the Kansas Open Records Act</u>  Other Fire Department Reports:	<u>Actual staff time for the lowest-cost category/categorie s of staff reasonably necessary to complete the request (not including any benefits), plus any</u>

		<a href="#">actual costs incurred to produce the information (offsite document retrieval, postage, large scale copying charges, storage on a digital device).</a>
-	1 to 10 pages	\$5
-	11 to 25 pages	\$10
-	26 or more pages	\$15
Fire	Postage and handling	\$5
Fire	Digital Media (CDs, DVDs, flash drives)	\$25

## Residential Rental Registration Fees

Dept	Description	Fee
Community Development	<b>Residential Rental License Fees:</b>	
	Single Family Dwelling	\$75
	<b>Duplex:</b>	
	First Dwelling Unit	\$75
	<a href="#">Additional</a> Dwelling Units under common ownership	\$20
	Triplex	\$115
	Quadplex	\$135
	Apartment Complex	\$75 plus \$20 per unit

## Right of Way Management

Dept	Description	Fee
Municipal Services	Application fee for right-of-way permit	\$45/address
Municipal Services	Application fee for placement of letterboxes in right-of-way	\$120
Municipal Services	Fee for Street Cuts/Street Excavations	Formula-based (see below)
	(Formula: [Cost per square yard for street, overlays, and sealcoats] * depreciation rate * area of influence)	
	<b>Average cost per square yard:</b>	
	Street	\$50

	Overlays	\$10
	Ultra Thin Asphalt Bonded Overlay (UBAS)	\$5
	<b><u>Average depreciation rates:</u></b>	
	Streets - age 0 to 8 years	75%
	Streets - age 9 to 15 years	50%
	Streets - age 16 to 20 years	25%
	Overlay - age is 1 year	90%
	Overlay - age is 2 years	80%
	Overlay - age is 3 years	70%
	Overlay - age is 4 years	60%
	Overlay - age is 5 years	50%
	Overlay - age is 6 years	40%
	Overlay - age is 7 years	30%
	Overlay - age is 8 years	20%
	Overlay - age is 9 years	10%
	Overlay - age is 10 years	0%
	Sealcoat - age is 1 year	80%
	Sealcoat - age is 2 year	60%
	Sealcoat - age is 3 year	40%
	Sealcoat - age is 4 year	20%
	Sealcoat - age is 5 year	0%
	<b><u>City Facility Attachment Fees</u></b>	
Community Development & Municipal Services	Annual Attachment Fee	270 (includes \$25 Right-of-Way Access Fee)
	Annual Right-of-Way Access Fee	\$25 per site in the Right-of-Way (any per site franchise fee payment made pursuant to a wireless franchise shall satisfy payment of this fee)
	<b><u>Non-Recurring Fees:</u></b>	
	Permit Application Fee	An amount equal to the fee for a right-of-way permit. (Intended to reimburse the City for costs incurred for review of the permit application and site design approval.)
	Make Ready Work Charges	An amount for all actual work done or contracted by the City for any necessary inspections (reasonable material, labor, administrative costs and overhead costs).



	Inspection Fee	An amount for all actual work done or contracted by the City for any necessary inspections (reasonable material, labor, administrative costs and overhead costs).
	Unauthorized Attachment Penalty Fee	3x annual attachment fee per occurrence.
	Failure to Timely Transfer, Abandon or Remove Facilities Penalty	1/5 annual attachment fee per day, per pole, first 30 days; the annual attachment fee per day, per pole, second 30 days and thereafter
	<u>Conduit Rental Fees</u>	
Community Development & Municipal Services	Annual Conduit Rental Fee for non-governmental entities	\$1.00 per linear foot per year
	Non-Recurring Fees:	
	Permit Application Fee	An amount equal to the fee for a right-of-way permit. (Intended to reimburse the City for costs incurred for review of the permit application and site design approval.)
	Make Ready Work Charges	An amount equal to the cost of actual work done or contracted by the City for any make ready or other work done to accommodate permittee's fiber and other equipment (reasonable material, labor, administrative cost and applicable overhead).
	Unauthorized Attachment Penalty Fee	3x annual conduit rental per per occurrence
	Failure to Timely Transfer, Abandon or Remove Facilities Penalty	1/5 annual conduit rental fee per day, per linear foot, first 30 days; the annual conduit rental fee per day, per linear foot, second 30 days and thereafter.

	Annual Conduit Rental Fee for governmental entities	An amount established by the City taking into consideration any established relationship between the parties. The governmental entity is responsible for obtaining its own meter and electricity supply.
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## Solid Waste Fees

<u>Dept</u>	<u>Description</u>	<u>Fee</u>
Municipal Services	Residential Public Dumpster Fees:	
	Cars	\$20
	Mini vans with Seats	\$20
	Mini vans without Seats	\$25
	SUV	\$25
	Small Trailer (1 axle)	\$30
	Tandem Axle - Truck or Trailer	\$50
	Pickups	\$40
	Panel/Service Vans	\$40
	Small Box Truck (Moving Style)	\$50
	Large Box Truck (Moving Style)	\$75
	Tires	\$5 each
	White goods with Freon	\$75 per household appliance
	Residents using the service will be required to pay the above stated fees each time they use the service.	
	Electronic Waste Recycling Fee (Fee is charged per item recycled):	
	Computer Monitor	\$20
	Television	\$35

	Other Electronic Waste Items	No charge
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## Stormwater Fees

Dept	Description	Fee
Municipal Services	Stormwater Service Charge - <b>rate effective for November 2015 &amp; future tax bills</b>	Annual charge of \$109 per EDU (collected through tax bill)
Community Development	Stormwater System Development Charge (Capital Charge) - <b>rate effective April 17, 2025*</b>	\$1,360 per Equivalent Dwelling Unit (EDU)

\*The stormwater system development is assessed at the time of permit issuance. The system development charge varies, depending on the amount of impervious area within a development project. This fee is used to provide regional system control to flooding that is likely to result from a 1% rain event. In essence, it is the development's cost of their capacity in the City's drainage system. The fee is calculated at \$1,360 per equivalent dwelling unit (EDU). In the case of residential property, as defined in City Code Section 4-5-E, an EDU is one dwelling unit. For all other development types, one EDU is assessed for each 2,750 square feet of impervious area. For example, 30,000 square feet of impervious area would equate to 10.9 EDUs (30,000 divided by 2,750 = 10.9). Credit against the system development charge shall be given for building permits authorizing construction on a lot shown on a final plat or final plan that was approved prior to April 20, 2004. In addition, a credit shall be given for any building permit authorizing construction on a lot shown on a final plat or final plan which provides retention or detention for the 1% rain event, as authorized by the City with development approval.

## Transportation Improvement Program Fees

Dept	Description	Fee
Community Development	The Transportation Improvement Program (TIP) fee varies depending upon the size and use of the subject building and is based on the traffic generation by the use.	-
	Rate per trip generated	\$50.65
	<b><u>TIP Fees for Common Land Uses</u></b>	
	<u>Use Type</u>	<u>TIP Fee</u>
	Single Family Home	\$506.50/d.u.
	Duplex	\$424.61/d.u.
	Multi-Family Unit	\$337.77/d.u.
	Office	\$0.676/square foot
	Medical Office	\$1.82/square foot
	Warehousing	\$0.245/square foot
	Underground Warehousing	\$0.063/square foot
	Mini-Warehousing	\$0.124/square foot
	Hotel/Motel w/ meeting rooms	\$366.72/room
	Business Motel	\$296.39/room
	Fast Food Restaurant	\$11.38/square foot
	Sit-Down Quality Restaurant	\$4.55/square foot
	Sit Down High Turnover Restaurant	\$6.44/square foot
	Bank	\$5.07/square foot
	Hospital	\$0.854/square foot
	Convenience Store w/ gas pumps	\$21.55/square foot
	Convenience Store without gas pumps	\$18.84/square foot
	Congregate Care/Nursing Care Facility	\$109.92/unit
	Car Wash (self-service)	\$5,509/stall
	Car Wash (full service)	\$9,191/service line
	Movie Complex	\$7,828/screen
	New Car Dealership	\$1.88/square foot
	Home Improvement Store	\$1.785/square foot
	Quick Lube Shop	\$2,031/stall
	Tire/Auto Service	\$1.267/square foot
	Furniture Store	\$0.265/square foot
	Retail Shops	\$2.06/square foot
	Discount Store (greater than 60,000 square feet)	\$2.87/square foot
	Grocery Store	\$3.96/square foot
	Pharmacy/Drug Store	\$4.49/square foot
	Child Care facility	\$4.02/square foot
	Church/Synagogue	\$0.469/square foot
	All Other Land Uses	\$50.65/trip end