



**MINUTES OF THE
NOVEMBER 18, 2025
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

Mayor Sayers called the meeting to order at 7 PM.

ROLL CALL

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

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

APPROVE MINUTES

Councilmember Denny made a motion to approve the November 4, 2025 City Council meeting draft minutes and Councilmember Handley seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

The City Manager requested item 6 be removed from the Consent Agenda for presentation.

CONSENT AGENDA

1. Acceptance of utility, landscaping, and sidewalk easements and rights-of-way as shown on Stoneridge North, Fourth Plat
This residential property is on 18.11 acres located near the northeast corner of 83rd Street & Cedar Niles Road. Utility, landscaping, and sidewalk easements and rights-of-way are being dedicated to the City as part of the final plat.
2. Acceptance of sidewalk, utility, and drainage easements as shown on Range USA Final Plat
This industrial property is on 2.58 acres located at the northwest corner of 107th Street & Santa Fe Trail Drive. Sidewalk, utility, and drainage easements are being dedicated to the City as part of the final plat.
3. Acceptance of a sidewalk easement and right-of-way as shown on Lenexa Logistics Centre North, 7th Plat
This is the seventh plat for a phased business park development known as Lenexa Logistics Centre North, located at the northwest corner of 108th Street & Renner

Boulevard. A sidewalk easement and right-of-way are being dedicated to the City as part of the final plat.

4. Approval of Amendment One to the CID Development Agreement with OC CID, LLC associated with the Orchard Corners Community Improvement District
The City approved the Orchard Corners Community Improvement District (CID) in 2010. The CID levies a 1% retail sales tax on the property located at the southwest corner of 95th Street & Quivira Road. The developer has made additional investment in the CID and the amendment adds the new improvements as CID costs that are eligible for reimbursement.
5. Approval of Amendment One to the Disposition & Development Agreement with Petra Lenexa, LLC related to Project Plan 6 in the Mining Tax Increment Financing (TIF) District (Ross Canyon Multi-Family Project - Phase 1)
The City has approved Redevelopment (TIF) Project Plan 6 ("Project Plan 6") within the Mining TIF District. The developer is diligently pursuing Project Plan 6 and has requested additional time to close on the property.
7. Resolution approving the serving of complimentary alcoholic liquor or cereal malt beverages at certain events promoting the arts
Governing Body approval is required for non-profit organizations to serve complimentary alcoholic liquor or cereal malt beverages at events promoting the arts. The proposed resolution will approve the serving of complimentary alcoholic liquor or cereal malt beverages at the Lenexa artists' receptions in 2026.
8. Ordinance amending Lenexa City Code regarding residential rental licensing
In anticipation of increased demand for short-term rentals during the 2026 FIFA World Cup, a few minor updates to the residential rental licensing program are proposed in order to enhance effectiveness and enforcement.

END OF CONSENT AGENDA

Councilmember Nicks made a motion to approve items 1 through 5 and 7 through 8 on the consent agenda and Councilmember Williamson seconded the motion. Motion passed unanimously.

6. Approval of an agreement to purchase a MVB3X Modular Vehicle Barrier System from Advanced Securities Technologies
To provide for road closures, crowd control, and perimeter protection during the upcoming FIFA World Cup activities, City events, and other City operational needs, staff proposes the purchase of a modular vehicle barrier system for \$630,000.

Beccy Yocham, City Manager, presented Item 6, a request to approve the purchase of a vehicle barrier system totaling \$630,000. She explained that while the immediate motivation for this purchase is the 2026 FIFA World Cup and the associated public events in Lenexa, the system will support safety and security needs for all City festivals and events for many years.

Ms. Yocham talked about ongoing efforts to improve emergency preparedness and vehicle-intrusion resistance at public gatherings in light of national and global

incidents. She said the proposed system meets federal safety and anti-terrorism standards and offers significant operational efficiencies compared to the City's current use of heavy, water-filled barriers. Each new barrier weighs only 53 pounds, can be installed in seconds by one person without tools, and will streamline event setup.

Ms. Yocham said staff recommends funding the purchase from the Tourism and Convention Fund that is supported by the 8% transient guest tax paid by hotel visitors, which has sufficient reserves and is restricted by law for tourism-related and economic development purposes. She said staff recommends approval and confirmed that the barriers would be stored at the Justice Center.

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

BOARD RECOMMENDATIONS

9. Ordinance approving and adopting amendments to the City of Lenexa Comprehensive Plan
Amendments to the Comprehensive Plan are recommended to refine Future Land Use Map boundaries, correct mapping inconsistencies, and add a new Appendix with Design Considerations for select focus areas.

Scott McCullough, Community Development Director, presented proposed amendments to the City's Comprehensive Plan, noting that while the plan underwent a major update in 2024, annual review is required by state law. Staff identified the need for several targeted revisions to ensure alignment with current practices and development trends. To maintain clarity in the main document, he said staff has created a new appendix to house focused map updates, corrections, and four designated focus areas accompanied by design considerations addressing building form, site layout, architecture, landscaping, and mobility.

Mr. McCullough reviewed updates to the Future Land Use Map, including adjustments reflecting the Sunset Canyon parkland acquisition and new map hatching for the four areas where design considerations now apply. He talked about the three areas where staff and the Planning Commission were aligned—downgrading density at Monticello Road & Prairie Star Parkway from high to medium due to surrounding context; refining land use classifications along 87th Street Parkway to better reflect development expectations near City Center; and adding policy guidance discouraging large-scale distribution uses near K-7/K-10 highways due to neighborhood concerns over truck traffic.

Mr. McCullough said the fourth area, at Ridgeview Road & Prairie Star Parkway, prompted extended Planning Commission discussion. Although staff recommended reducing density, the Planning Commission supported retaining high-density residential in this area because of existing RP-4 zoning, provided that the new design considerations ensure high-quality architecture, strong buffering, and appropriate massing.

Mr. McCullough said staff is comfortable with this compromise and both staff and the Planning Commission recommend approval.

Mayor Sayers asked if the lower density recommendation was to provide a stepping approach from a lower density that was not there. Mr. McCullough and Ms. Yocham spoke to the fact that the site is already zoned RP-4, but that staff did not feel plans being submitted for it fit the context of the area, so the recommendation was to down-zone it. They said they felt that the incorporation of the design considerations with the higher-density zoning was a good compromise.

Councilmember Nicks asked if the previously approved plan for the site had been for senior housing, commenting that he felt that RP-4 zoning for a retirement village is less intense than standard RP-4 apartments. He also asked if there are design considerations for City Center and for staff to go through the design considerations for the 87th Street Parkway focus area.

Mr. McCullough said he is comfortable with the compromise following the discussion at the Planning Commission meeting, knowing the strengthened design considerations will reinforce a high-quality project. Mr. McCullough also confirmed that similar architectural and design guidelines apply within City Center and are used to review every project there.

Mr. McCullough reviewed the design considerations for the 87th Street Parkway focus area, explaining that the plan calls for a step-down transition from higher-intensity uses east of Ridgeview Road to established single-family neighborhoods to the west. Key principles include requiring a true mix of uses rather than a single multifamily corridor; organizing land uses to create logical transitions; placing commercial or office uses at both corners of Ridgeview Road; providing pedestrian-oriented infrastructure; evaluating future Ridgeview Road alignments that generally tie into Shawnee Mission Park; and encouraging vertical or horizontal mixed-use along 87th Street Parkway to complement the limited land area of City Center. He said additional considerations involve reducing building massing near single-family homes, enhancing landscaping and buffering, integrating plazas and resilient streetscape elements, and ensuring continuous sidewalks and trail connections to City Center.

Councilmember Nicks asked how staff determines the density and Mr. McCullough clarified that density calculations—such as the 16-unit measure discussed—are generally based on the gross area of the entire development site under the applicable zoning or planned district.

Councilmember Eiterich asked if the design considerations supersede anything and Mr. McCullough emphasized that the Comprehensive Plan serves as a guiding policy rather than a regulatory mandate.

Councilmember Eiterich said she had some concern that earlier conversations had led the Governing Body to believe the site was more appropriately suited for medium-density residential, especially when compared to the Prairie Creek Apartments to the east. She talked about the current RP-4 zoning allowing development up to 16 units

per acre and asked if it would have to be rezoned for a medium-density development. Mr. McCullough confirmed that developers could choose to build at a density lower than the RP-4 maximum.

Councilmember Handley made a motion to approve Item 9 and Councilmember Arroyo seconded the motion. Motion passed unanimously.

OLD BUSINESS

10. Approval of Addendum One to the architectural/engineering services agreement with Finkle+Williams, Inc. for Phase 3 design services for the construction of Fire Station 6

This addendum to the existing agreement with Finkle+Williams, Inc. approves Phase 3 design services to begin creating the architectural construction documents for Fire Station 6.

Todd Pelham, Deputy City Manager and project manager, presented an addendum to the agreement with Finkle+Williams for Fire Station 6 (FS6) design and engineering services, noting that Phase 1 (design for relocation of the LiveWell Employee Health Clinic) is complete and the clinic is expected to move into the new space around January 1.

Mr. Pelham talked about how the recently approved master plan (Phase 2) recommended a new-build concept on the old City Hall site, including a 27,250-square-foot, three-bay fire station with residential component and approximately 3,000 square feet for the Information Technology Department, along with full site planning and capital and operational cost analysis for the roughly \$28 million project.

Mr. Pelham explained that the proposed Phase 3 contract—design and construction documents for FS6 with Finkle+Williams and several subconsultants, including Henderson Engineering and a specialty fire station consultant with extensive public safety experience—has been negotiated at a fee of \$2.4 million, consistent with the typical 8–10% range of construction costs for this building type. He emphasized that advancing the design now helps protect against construction price escalation (estimated at about 2% per quarter over the next 8–12 months) and allows demolition of the old City Hall building sooner to reduce ongoing utility costs. He said Finkle+Williams was selected through a competitive process from 10 firms, and staff recommended approval of the addendum for Phase 3 design services.

During discussion, Councilmember Nicks encouraged incorporating a prominent gateway or landmark feature on this high-visibility corner to replace the existing fountain, and staff acknowledged that input.

Mayor Sayers noted that approval of this item authorizes only the design services; construction of FS6 itself will be considered as part of the Capital Improvement Program process in January.

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

11. Approval of an agreement with the Board of County Commissioners of Johnson County and the City of Overland Park to fund and operate a pilot express bus transit line connecting Kansas City International Airport to Lenexa City Center and the Overland Park Convention Center, coinciding with the 2026 FIFA World Cup *In partnership with Johnson County and the City of Overland Park, the City is planning to test an express bus route connecting Kansas City International Airport with Lenexa City Center and the Overland Park Convention Center, timed to coincide with the 2026 FIFA World Cup. The route was awarded federal grant funds through the Mid-America Regional Council, with matching funding coming from Johnson County, the City of Overland Park, and the City of Lenexa. The City's planned contribution is \$200,000.*

Mike Nolan, Assistant City Manager, provided an update regarding the proposed World Cup–related Airport Express pilot transit route. He reminded the Council that roughly a year ago Johnson County approached Lenexa and Overland Park about partnering on a rapid express connection between KCI Airport, Lenexa City Center, and the Overland Park Convention Center to test the long-term viability of an airport transit option that reduces the need for driving and parking at KCI. He said the resulting multi-jurisdictional initiative—the Johnson County United Airport “Drop and Ride” service—supports both World Cup travel demand and potential legacy transit improvements.

Mr. Nolan said Johnson County Transit secured a \$2 million federal grant through Mid-America Regional Council (MARC), requiring a local match of \$200,000 each from the County, Overland Park, and Lenexa. He said Lenexa’s portion will be funded through the Tourism and Convention Fund using transient guest tax revenues. He explained that 10 county-owned, 35-passenger buses will operate a continuous loop between KCI, Lenexa City Center, and the Overland Park Convention Center every 25 minutes from 5 AM to 11 PM. The service is tentatively scheduled for a May 1, 2026 launch—subject to staffing—and will run through November 30, 2026, free to all riders for the duration of the pilot. The route will be marketed strictly as a drop-off/pick-up option, not as a park-and-ride service.

Mr. Nolan noted ongoing coordination with partners on driver availability, interim transit-stop upgrades at 87th Street Parkway and Scarborough Street, and potential countywide circulatory connections during World Cup events. He added that Overland Park approved the agreement the prior evening, and Johnson County will consider it next.

In discussion, councilmembers asked about future cost recovery and long-term operations, which Mr. Nolan said would require a separate agreement if continued after the pilot.

Mayor Sayers also noted the benefit of supporting hotel guests and visitors during the World Cup and expressed support for the project.

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

COUNCILMEMBER REPORTS

Mayor Sayers thanked Councilmember Arroyo for her service and congratulated Councilmembers Nicks, Denny, and Handley on their re-elections.

Councilmember Herron said it has been wonderful serving with Councilmember Arroyo.

STAFF REPORTS

Ms. Yocham said there would not be a Committee of the Whole meeting next Tuesday and wished everyone a Happy Thanksgiving.

12. Lenexa Arts Council proposal for an approach to public art at the Lenexa Justice Center in the Community Room

Logan Wagler, Parks and Recreation Director, presented updates on behalf of staff and the Lenexa Arts Council regarding ongoing public art projects and sought Council feedback on the proposed approach for artwork at the Justice Center.

Mr. Wagler first reported on the progress on the Ad Astra Pool art components, noting that sculpture proposals were received and initially reviewed by the Arts Council earlier in the evening, with plans to bring them to the Governing Body for scoring within the next six weeks. For the painted functional furniture, the Christa McAuliffe Elementary school art teacher confirmed participation for one bench, and muralist José Fous—who has longstanding ties to Lenexa—has agreed to take on the remaining two pieces after the previously identified artist, ITRA Icon, was unresponsive.

Mr. Wagler then reviewed the Justice Center public art priority, reminding the Council of the planned location on the back wall of the community room and the desired theme of colorful, abstract, positive, and community-reflective artwork. He said the Arts Council recommends pursuing a 2D or 3D wall-mounted piece and issuing a limited call to five pre-vetted artists who have expressed interest pending formal details. He said the recommended not-to-exceed project budget is \$12,000, with proposals to be scored jointly by the Governing Body, Arts Council, and staff during Step 2 of the process.

Councilmembers expressed enthusiasm for the artist shortlist and appreciation for the focus on unique, innovative public art. Mr. Wagler emphasized that no formal action was requested and that staff was simply confirming alignment before proceeding.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

There was no business from the floor.

ADJOURN

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

The meeting adjourned at 8:03 PM.

STUDENTS IN ATTENDANCE

Alex Kowalewski, AJ Collins, Emily Flores, Ashley Villegas, Mikah Cansier, Maddie Parker, Katie Hunter, Will Bender, Jazlyn Banda, Gracie Lindsay, Madison Davied, Ella Kaemmell, Ana Rios

/s/ Jennifer Martin
City Clerk