



Agenda

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

**OCTOBER 21, 2025
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

Pledge of Allegiance

7 PM

ROLL CALL

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

APPROVE MINUTES

October 7, 2025 City Council meeting draft minutes
(located in the Appendix)

Approved

MODIFICATION OF AGENDA

None

PROCLAMATIONS

Color the World Orange Day & AMPS/CRPS Awareness Month

CONSENT AGENDA

Item Numbers 1 through 11

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 right-of-way as shown on Lenexa Logistics Centre North 6th Plat

Approved

This industrial property is on 17.29 acres located near the northeast corner of College Boulevard & Mill Creek Road. Right-of-way is being dedicated to the City as part of the final plat.

2. Acceptance of utility and drainage easements as shown on STAG Lenexa Final Plat

Approved

This is a phased business park development on 32.8 acres just north of the I-35 and I-435 interchange. Utility and drainage easements are being dedicated to the City as part of the final plat.

3. Acceptance of utility, drainage, landscape, and sidewalk easements and right-of-way as shown on Cedar Canyon West Villas Final Plat

Approved

This single-family residential subdivision is on 7.68 acres located in the southwest corner of 99th Street & 100th Street. Easements and right-of-way are being dedicated to the City as part of the final plat.

4. Approval of Change Order No. 1 for the 2025 Pavement Management Program - Thoroughfare and Industrial Streets Mill and Overlay Project

Approved

This project treated approximately 16.1 lane-miles with an asphalt mill and overlay. Work also included removing and replacing deteriorated curb and gutter, replacing sidewalk panels, and adding ADA ramps as needed. The cost of this change order is \$732,228.67.

5. Approval of Change Order No. 1 to the contract with Wilson & Company Inc. Engineers for the design of the 95th Street from Renner Boulevard to Lackman Road Improvements Project

Approved

The City previously approved a contract with Wilson & Company Inc. Engineers for design services for the 95th Street Improvements Renner to Noland Project. Recently, staff asked Wilson & Company Inc. Engineers to submit a cost proposal to perform additional design services for maintenance of 95th Street from Renner Boulevard to Lackman Road. The cost of this change order is \$223,000.

6. Approval of the 2025-2026 insurance program and authorization for the City Manager to execute all documents necessary to procure property and liability insurance and associated lines of coverage

Approved

The proposed 2025–2026 self-insured retention program is substantially similar to the 2024–2025 policy; however, by transitioning property coverage to GovPro, the City will save approximately 11% compared to renewing all coverages with Travelers, for a total base premium of \$738,485.

7. Approval of an encroachment agreement with CB AH #1, LLC to allow private infrastructure to be constructed within public right-of-way at 8675 Scarborough Street in Lenexa City Center

Approved

To accommodate development of a new multitenant restaurant building at 8675 Scarborough Street on the AdventHealth Campus in Lenexa City Center, CB AH #1, LLC is requesting an encroachment into public right-of-

way for private underground storm sewer pipes, storm sewer junction boxes and retaining walls.

8. Approval of a final plan for City Center Lenexa Area A (Restaurant Row) to add deferred surface parking on property located at the southeast corner of eastbound 87th Street Parkway & Scarborough Street in the CC, Planned City Center District

[Approved](#)

The applicant proposes to construct 37 additional surface parking spaces in City Center Lenexa Area A (Restaurant Row). The final plan shows additional rows of parking to be constructed in areas along existing drives in the surface parking area.

9. Resolution authorizing the Mayor to execute a subrecipient agreement with Johnson County, an Authorized Signature Form, and an extension request letter for Community Development Block Grant Project Number 2025-10

[Resolution 2025-050](#)

This agreement is for the acceptance of \$194,924.80 in funds for the 2025 Community Development Block Grant (CDBG) Street Lighting System Replacement Project for Candlelight Lane, Widmer Road, Park Street, Summit Street, and 89th Terrace. An Authorized Signature Form is also required, along with an extension request letter for the CDBG.

10. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed \$22 million (Lenexa Logistics Centre South - Building 6)

[Ordinance 6038](#)

The City Council previously passed a resolution stating the City's intent to issue approximately \$22 million in industrial revenue bonds to help finance the acquisition, construction, and equipping of a 198,715 square foot building in the Lenexa Logistics Centre South development located west of 113th Street & Britton Street and approving a 10-year tax abatement for the project. The tax abatement will commence January 1, 2026.

11. Resolution declaring it necessary to appropriate private property for construction of the 83rd Street from Gleason Road to Clare Road Project

[Resolution 2025-051](#)

This resolution will allow the City to proceed with acquisition of private property associated with the construction of the 83rd Street from Gleason Road to Clare Road Project. The total cost of the project, including property acquisition, is estimated to be \$13,671,790.

END OF CONSENT AGENDA

[Items 1-11 Approved](#)

BOARD RECOMMENDATIONS

12. Ordinance approving a five-year special use permit for a medical clinic expansion for Raw Health Company located at 12760 W. 87th Street Parkway, Suite 110, in the NP-O, Planned Neighborhood Office District
- [Ordinance 6039](#)

The applicant proposes to expand their medical clinic use within the NP-O, Planned Neighborhood Office Zoning District, which requires a special use permit.

13. Consideration of a rezoning and preliminary plan known as Hedge Lane Residential for a single-family and townhome residential development on property located at 9140 Hedge Lane Terrace

- a. Ordinance rezoning property from the AG, Agricultural District to the RP-1, Planned Residential (Low-Density) and RP-2, Planned Residential (Intermediate-Density) Districts

[Ordinance 6040](#)

- b. Approval of a companion preliminary plan for Hedge Lane Residential development

[Approved](#)

The applicant requests approval to rezone property to allow a single-family and townhome development, as well as approval of a companion preliminary plan for the townhome component of the development. The plan includes 18 single-family lots and 68 townhome units across 13.73 acres.

14. Consideration of a preliminary plan for a mixed-use development known as The Rise located at the southeast corner of 87th Street Parkway & Renner Boulevard in the CC, Planned City Center District

[Approved](#)

The applicant proposes a mixed-use development consisting of an 11-story building with a ground-level parking structure. The building will include 5,278 square feet of office space; 2,225 square feet of restaurant and bar; and 132 apartments.

NEW BUSINESS

15. Approval of a Development Agreement with The RiSE CC, Inc. for The Rise Mixed-Use Project in City Center East

[Approved](#)

The City owns 1.54 acres located in the southeast corner of 87th Street Parkway & Renner Boulevard in City Center East Village. The RiSE CC, Inc. ("Developer") intends to construct an 11-story mixed-use project that includes 132 active-adult boutique residential units; 5,278 square feet of

office/retail space; 2,225 square feet of rooftop amenity space; and structured parking on the property. The City and the Developer desire to enter into a development agreement outlining the terms and conditions with respect to performance standards and economic incentives associated with construction of the project.

16. Consideration of amendments to City Center TIF Project 2C and associated economic incentive agreements related to The Lofts at City Center Project located in City Center East

- a. Ordinance amending Project Plan 2C in the City Center TIF District (The Lofts at City Center Project)

[Ordinance 6041](#)

- b. First Amendment to the Lofts At City Center East Development Agreement and Project Plan 2C Disposition and Development Agreement

[Approved](#)

The Lofts at City Center mixed-use project is located in the northeast corner of Renner Boulevard & City Center Drive ("Lofts Project"). The City previously entered into economic development agreements with the Lofts Project developer. The City and the developer now desire to amend the economic development agreements to adjust the Tax Increment Financing (TIF) eligible reimbursements and the TIF revenue allocations.

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.

[None](#)

ADJOURN

[10:42 PM](#)