



## Agenda

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

**FEBRUARY 6, 2024  
7:00 PM  
COMMUNITY FORUM**

**CALL TO ORDER** Pledge of Allegiance

**ROLL CALL**

**APPROVE MINUTES** January 16, 2024 City Council meeting draft minutes  
(located in the Appendix)

**MODIFICATION OF  
AGENDA**

**PROCLAMATIONS** National Engineers' Week February 18-24

**PRESENTATIONS** Lenexa Economic Development Council and Convention  
and Visitors Bureau Semi-Annual Reports

**CONSENT AGENDA** **Item Numbers 1 through 7**  
All matters listed within the Consent Agenda have been distributed to each member of the Governing Body for review, are considered to be routine, and will be enacted by one motion with no separate discussion. If a member of the Governing Body or audience desires separate discussion on an item, that item may be removed from the Consent Agenda and placed on the regular agenda.

1. Bid award to VF Anderson Builders, LLC for the 95th Street & Loiret Boulevard Intersection Improvements Project

*Increased traffic warrants the installation of a traffic signal at the 95th Street & Loiret Boulevard intersection. VF Anderson Builders, LLC bid \$1,668,028.68 to construct the project.*

2. Bid award to Sosaya Electrical Construction for the 2023 Community Development Block Grant Street Lighting Project

*This project consists of the replacement of existing streetlights on Long*

*Street, Rosehill Road, Gillette Street, and 89th Street with a new street lighting system. Sosaya Electrical Construction bid \$470,476 for the project.*

3. Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas to include property located north of 83rd Street and east of Cedar Niles Road

*The Consolidated Main Sewer District of Johnson County, Kansas has requested consent to enlarge its sanitary sewer system to serve the Stoneridge North, 1st Plat subdivision north of 83rd Street and east of Cedar Niles Road.*

4. Resolution waiving the sealed bid process and authorizing the Mayor to execute an agreement with Centric Construction Group, LLC to replace the boardwalk at Hidden Woods Park

*The boardwalk in this park is in need of repair due to age and exposure to the elements. Centric Construction Group, LLC quoted \$127,199 to construct the project.*

5. Resolution authorizing the Mayor to execute an agreement with Walter P Moore to provide design services for the 87th Street Parkway & Bluejacket Street Stormwater Improvements Project

*This design contract with Walter P Moore is for the design of a stormwater rehabilitation project located near 87th Street Parkway & Bluejacket Street, as well as in the Pine Ridge Business Park. The cost of the design contract is \$176,925. The resulting construction project cost is estimated to be \$1,758,601.*

6. Resolution approving and authorizing the Mayor to execute interlocal agreements with the Johnson County Board of County Commissioners for four stormwater renewal projects
  - a. 79th Street west of Quivira Storm Drainage Improvements Project
  - b. 95th and Alden Storm Drainage Improvements Project
  - c. 98th Terrace and Walker Storm Drainage Improvements Project
  - d. Widmer/95th Street to Pennycross Storm Drainage Improvements Project

*The City has completed four stormwater projects that qualify for cost*

*share funding through the Johnson County Stormwater System Rehabilitation Program. This resolution grants the City permission to invoice Johnson County for reimbursement of 50% of eligible project costs totaling \$1,038,635.*

7. Resolution providing notice and calling for a public hearing to appear and show cause why the fire damaged structure at 7737 Westgate Drive should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure

*A fire occurred at 7737 Westgate Drive on September 18, 2023, resulting in substantial damage to the structure. The proposed resolution sets a public hearing for September 17, 2024 should fire damage repairs not commence in a manner acceptable to the Building Codes Administrator prior to that date.*

## END OF CONSENT AGENDA

### BOARD RECOMMENDATIONS

8. Consideration of a rezoning and preliminary plan known as Santa Fe Commerce Center for an industrial development located at the northeast corner of Santa Fe Trail Drive & Lakeview Avenue - **CONTINUED TO THE FEBRUARY 20, 2024 CITY COUNCIL MEETING**
  - a. Ordinance rezoning property from the AG, Agricultural District to the BP-2, Planned Manufacturing District
  - b. Approval of a companion preliminary plan for Santa Fe Commerce Center

### PUBLIC HEARINGS

9. Consideration of a rights-of-way vacation of Lakeview Avenue north of Santa Fe Trail Drive and south of 113th Street - **CONTINUED TO THE FEBRUARY 20, 2024 CITY COUNCIL MEETING**
  - a. Public hearing to consider a request to vacate rights-of-way
  - b. Ordinance vacating the rights-of-way
10. Consideration of a rights-of-way vacation of Oak Street between Pflumm

Road and Haskins Street for the Lenexa Old Town Activity Center

- a. Public hearing to consider a request to vacate rights-of-way
- b. Ordinance vacating the rights-of-way

*Lenexa Old Town Activity Center construction will include a building addition, a public plaza, and parking lot that will be within the area that is currently right-of-way. The portion of Oak Street proposed to be vacated will serve as a private drive off Pflumm Road.*

**NEW BUSINESS** None

**COUNCILMEMBER  
REPORTS**

**STAFF REPORTS**

**END OF RECORDED SESSION**

**BUSINESS FROM  
FLOOR**

Comments will be accepted from the audience on items not listed on the agenda. Please limit remarks to a maximum of five (5) minutes per person/issue.

**EXECUTIVE SESSION**

11. Executive session for privileged attorney-client consultation pursuant to K.S.A. 75-4319(b)(2)

**ADJOURN**

**APPENDIX**

12. January 16, 2024 City Council meeting draft minutes
13. National Engineers Week Proclamation
14. Lenexa Economic Development Council Semi-Annual Report
15. Convention and Visitors Bureau Semi-Annual Report

16. Item 7 -- Statement of Damage

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.



**ITEM 1**

**SUBJECT:** Bid award to VF Anderson Builders, LLC for the 95th Street & Loiret Boulevard Intersection Improvements Project

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

**DATE:** February 6, 2024

**ACTION NEEDED:**

Award the bid to VF Anderson Builders, LLC ("VF Anderson") for the 95th Street & Loiret Boulevard Intersection Improvements Project.

**PROJECT BACKGROUND/DESCRIPTION:**

This project consists of the installation of a traffic signal at the intersection of 95th Street & Loiret Boulevard. The proposed improvements include:

- A new traffic signal;
- Pedestrian signals;
- ADA push buttons and ramps on all approaches;
- A westbound right-turn lane on 95th Street;
- A southbound right-turn lane on Loiret Boulevard;
- Extension of the existing northbound right-turn lane on Loiret Boulevard; and
- A multi-use trail on Loiret Boulevard from 95th Street to Electric Park.

Detailed plans were prepared by HNTB. Bids were opened on December 5, 2023, with the following results:

Engineer's estimate	\$1,664,544.50
<b>*VF Anderson Builders, LLC</b>	<b>\$1,668,028.68</b>
Pyramid Contractors Incorporated	\$1,747,326.70
Kansas Heavy Construction LLC	\$1,923,345.55
McConnell & Associates Corp	\$2,032,961.60
Infrastructure Solutions, LLC	\$2,048,000.00
Mega KC	\$2,166,764.00

\*low bidder

The City Engineer has evaluated bids to determine whether additional competition or better prices could

be obtained. After consideration of the aforementioned factors, the City Engineer recommends the project be awarded to the low bidder, VF Anderson.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

This Project is funded by the Congestion, Mitigation & Air Quality Improvement Program (CMAQ), County Assistance Road System (CARS), and the 2024-2028 Capital Improvement Program (CIP Project No. 60114).

2024-2028 CIP	\$850,990
CMAQ funding	\$753,510
CARS funding	\$575,000
<b>Estimated total project cost</b>	<b>\$2,179,500</b>

**STAFF RECOMMENDATION:**

Award the bid.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

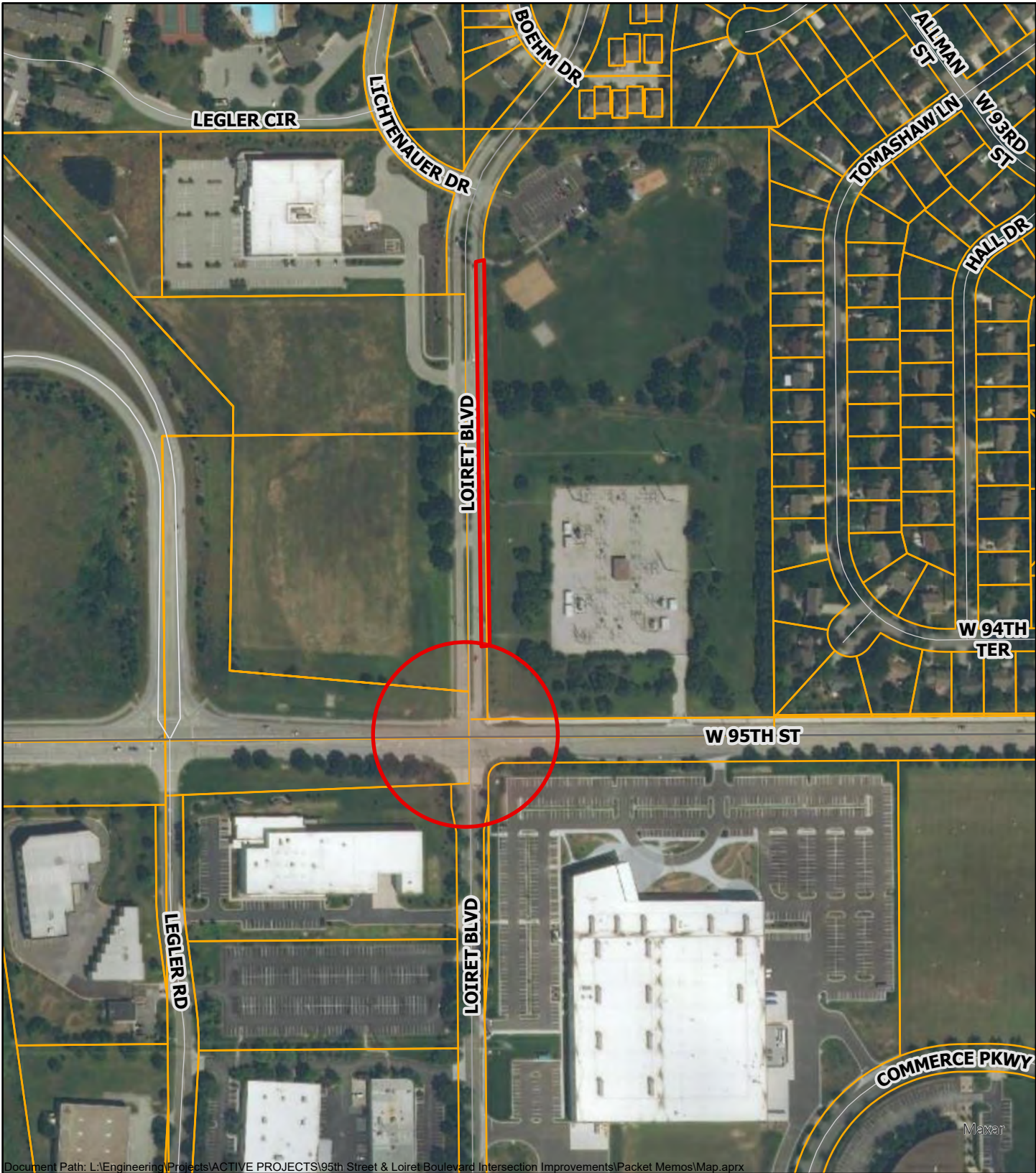
Integrated Infrastructure & Transportation

**Guiding Principles**

Strategic Community Investment

**ATTACHMENTS**

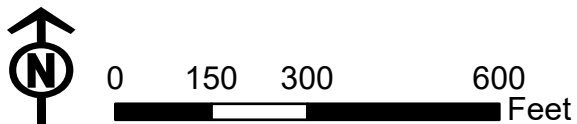
1. Map



Document Path: L:\Engineering\Projects\ACTIVE PROJECTS\95th Street & Loiret Boulevard Intersection Improvements\Packet Memos\Map.aprx

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

# 95th Street & Loiret Boulevard Intersection Improvements







**ITEM 2**

**SUBJECT:** Bid award to Sosaya Electrical Construction for the 2023 Community Development Block Grant Street Lighting Project

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

**DATE:** February 6, 2024

**ACTION NEEDED:**

Award the bid to Sosaya Electrical Construction ("Sosaya") for the 2023 Community Development Block Grant (CDBG) Street Lighting Project.

**PROJECT BACKGROUND/DESCRIPTION:**

This project consists of the removal and replacement of the existing streetlights with energy efficient LED fixtures on new aluminum light poles on Long Street, Rosehill Road, Gillette Street, and 89th Street. The new LED streetlights will be maintained by the City and will not only provide reduced operating and maintenance costs due to their lower energy consumption and longer life spans, but will offer a brighter, more uniform light, providing greater visibility at night for drivers and pedestrians.

Detailed plans were prepared by HNTB. Bids were opened on December 7, 2023, with the following results:

Engineer's estimate	\$443,490.00
<b>*Sosaya Electrical Construction</b>	<b>\$470,476.00</b>
Capital Electric	\$499,913.50
RS Electric Utility Services	\$611,052.50
Wildcat	\$645,570.00
Black & McDonald	\$689,654.51

\*low bidder

While all bids exceeded the engineer's estimate, the City Engineer recommends awarding the bid to Sosaya. Due to supply chain issues and material cost increases, staff does not see a benefit in rebidding the project.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

This project is budgeted in the 2024-2028 Capital Improvement Program (CIP) as part of the Street Lighting Replacement Project (Project No. 60042). It has been awarded \$182,863.36 in CDBG funds from the Department of Housing and Urban Development (HUD). The remaining costs for the project will be

funded by the CIP.

CIP Project No. 60042	\$287,612.64
CDBG	\$182,863.36
<b>Total construction cost</b>	<b>\$470,476.00</b>

**STAFF RECOMMENDATION:**

Award the bid.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Sustainable Policies and Practices

**ATTACHMENTS**

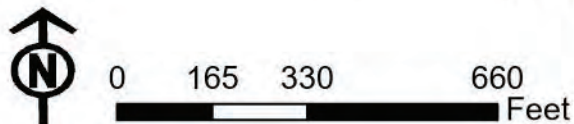
1. Map



Document Path: C:\Users\cpaula\OneDrive - lenexa\cc\Desktop\63rd & Monticello packet memo map.aprx

Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 813-477-7500

# 2023 CDBG Streetlighting Project Aerial/Vicinity Map





**ITEM 3**

**SUBJECT:** Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas to include property located north of 83rd Street and east of Cedar Niles Road

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

**DATE:** February 6, 2024

**ACTION NEEDED:**

Adopt a resolution consenting to the enlargement of the Consolidated Main Sewer District (CMSD) of Johnson County, Kansas to include property located north of 83rd Street and east of Cedar Niles Road.

**PROJECT BACKGROUND/DESCRIPTION:**

Johnson County Charter Resolution No. 29-92 requires the County to get the City's consent to any proposed enlargements to the CMSD. The CMSD has requested consent to enlarge its sanitary sewer system in a 20.192-acre area north of 83rd Street and east of Cedar Niles Road. The proposed enlargement will serve the Stoneridge North, 1st Plat subdivision. City staff has reviewed this request and does not object to the requested enlargement.

**STAFF RECOMMENDATION:**

Adoption of the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

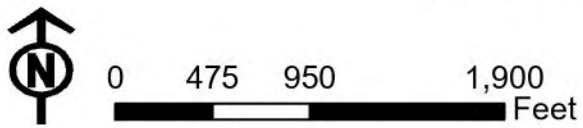
Superior Quality Services

**ATTACHMENTS**

1. Map
2. Resolution



# Consolidated Main Sewer District Expansion Stoneridge North 1st Plat



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

**A RESOLUTION CONSENTING TO THE ENLARGEMENT OF THE CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS TO INCLUDE PROPERTY LOCATED NORTH OF 83<sup>RD</sup> STREET AND EAST OF CEDAR NILES ROAD.**

WHEREAS, Johnson County, Kansas Charter Resolution No. 29-92 requires the Board of County Commissioners to obtain the City’s consent before enlarging any sewer district within the City limits; and

WHEREAS, the Board of County Commissioners desires to expand the Consolidated Main Sewer District to include the approximately 20,192 acres; and

WHEREAS, the City consents to the proposed enlargement of the Consolidated Main Sewer District.

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

SECTION ONE: The City consents to the proposed enlargement of the Consolidated Main Sewer District within the city limits of Lenexa, Kansas to include the property shown and described on Exhibit “A”.

SECTION TWO: This Resolution shall become effective upon passage.

ADOPTED by the City Council this 6th day of February, 2024.

SIGNED by the Mayor this 6th day of February, 2024.

CITY OF LENEXA, KANSAS

[SEAL]

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

Attest:

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

Approved As To Form:

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



**ITEM 4**

---

**SUBJECT:** Resolution waiving the sealed bid process and authorizing the Mayor to execute an agreement with Centric Construction Group, LLC to replace the boardwalk at Hidden Woods Park

**CONTACT:** Logan Wagler, Parks & Recreation Director

**DATE:** February 6, 2024

---

**ACTION NEEDED:**

Adopt a resolution authorizing the Mayor to execute an agreement with Centric Construction Group, LLC to replace the boardwalk at Hidden Woods Park.

**PROJECT BACKGROUND/DESCRIPTION:**

Hidden Woods Park is located west of Resurrection Catholic Cemetery. The park is bordered on the north by 83rd Street and on the east by Quivira Road. In addition to its natural attractions, the park provides a variety of recreational opportunities, including fishing, picnics, walking, and enjoying nature. The park features a fishing pond with a small dock, a boardwalk, and trails that span both open areas and wooded areas.

The boardwalk is in need of repair due to age and exposure to the elements.

Staff requested qualified contractors evaluate the boardwalk's condition and provide proposals for repairs and replacement. Centric Construction Group, LLC ("Centric") submitted the lowest price quote for the scope of work. The City has a positive history with Centric, which has successfully completed similar projects for the City.

The replacement of the boardwalk will consist of demolition of the current boardwalk and reconstruction with the installation of marine grade composition decking on the new boardwalk. Centric will complete the project no later than April 15, 2024.

This agreement uses the City's standard form and is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The total not-to-exceed fee for the project is \$127,199. This will be funded using a combination of Parks and Stormwater funding.

**STAFF RECOMMENDATION:**

Adoption of the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Inviting Places

**Guiding Principles**  
Strategic Community Investment

**ATTACHMENTS**

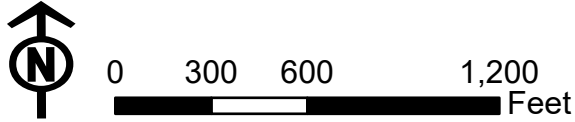
1. Map
2. Resolution





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

# Hidden Woods Park



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

**A RESOLUTION WAIVING THE SEALED BID PROCESS AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CENTRIC CONSTRUCTION GROUP, LLC (“CONTRACTOR”), TO REPLACE THE BOARDWALK AT HIDDEN WOODS PARK.**

WHEREAS, the City has identified a need for replacement and installation of a new boardwalk at Hidden Woods Park (the “Project”); and

WHEREAS, the City requested qualified contractors, known to the City, to evaluate the boardwalk’s condition and provide proposals to the repairs and replacement called for by the Project; and

WHEREAS, in January 2024, Centric Construction Group, LLC (“Contractor”) expressed an interest in entering an agreement with the City to perform that Project by presenting a proposal and competitive bid for that work; and

WHEREAS, of the Contractors contacted, Contractor’s proposal was the low proposal on the Project; and

WHEREAS, Contractor has performed work for the City a number of times in the past; and

WHEREAS, pursuant to Charter Ordinance 52 and Section 1-9-B-2 of the Lenexa City Code, the Governing Body may waive the sealed bid process on public improvements when it is in the best interest of the public; and

WHEREAS, City Staff believes it is in the best interest of the public to enter an agreement with Contractor for this Project; and

WHEREAS, City and Contractor have read and understand the terms and conditions of an Agreement for Centric to complete this Project.

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

SECTION ONE: The City of Lenexa, Kansas, a municipal corporation, does hereby authorize the Mayor to execute the Agreement for Replacement of the Hidden Woods Park Boardwalk (“Agreement”), a true and accurate copy of which is available for review in the City Clerk’s Office.

SECTION TWO: This Resolution shall become effective upon adoption.

ADOPTED BY the City Council this 6th day of February, 2024.

SIGNED BY the Mayor this 6th day of February, 2024.

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

**[SEAL]**

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Spencer L. Throssell, Assistant City Attorney



**ITEM 5**

**SUBJECT:** Resolution authorizing the Mayor to execute an agreement with Walter P Moore to provide design services for the 87th Street Parkway & Bluejacket Street Stormwater Improvements Project

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

**DATE:** February 6, 2024

**ACTION NEEDED:**

Adopt a resolution authorizing the Mayor to execute an agreement with Walter P Moore to provide design services for the 87th Street Parkway & Bluejacket Street Stormwater Improvements Project.

**PROJECT BACKGROUND/DESCRIPTION:**

Staff identified a concentration of failing pipes near the intersection of 87th Street Parkway & Bluejacket Street, as well as in the Pine Ridge Business Park near 84th Street & Melrose Drive. Many of the pipes were eligible for cost share funding through Johnson County's Stormwater System Rehabilitation Program. Staff submitted the project and received approval for 2024 construction. After consideration of several consulting firms, staff selected Walter P Moore to complete the design and produce construction plans for this project.

This agreement uses the City's standard form and is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

This project is funded in the 2024-2028 Capital Improvement Program (Project No. 90012). The cost of this design contract is \$176,925. The resulting construction project cost is estimated to be \$1,758,601.

**STAFF RECOMMENDATION:**

Adoption of the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Sustainable Policies and Practices

**ATTACHMENTS**

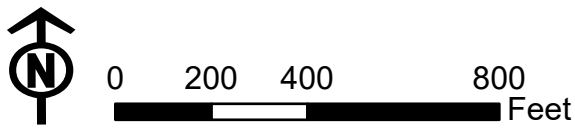
1. Map
2. Resolution



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

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

# 87th and Bluejacket Stormwater Improvements Aerial/Vicinity Map



RESOLUTION NO. 2024 - \_\_\_\_\_

**A RESOLUTION APPROVING AN AGREEMENT WITH WALTER P. MOORE AND ASSOCIATES, INC. [“CONSULTANT”] TO PROVIDE DESIGN SERVICES FOR THE 87<sup>TH</sup> STREET PARKWAY AND BLUEJACKET STREET STORMWATER IMPROVEMENTS PROJECT [“PROJECT”].**

WHEREAS, the City of Lenexa, Kansas (“City”) has defined a need for design services for the above Project; and

WHEREAS, Consultant has submitted an Engineering Consultant Services Agreement [“Agreement”] to provide such services; and

WHEREAS, both parties have read and understand the terms and conditions of said Agreement, which is attached hereto as Exhibit A and incorporated herein by reference.

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

SECTION ONE: The City of Lenexa, Kansas, a municipal corporation, does hereby authorize the Mayor to execute the Consultant Services Agreement, in substantially the same for as attached hereto as Exhibit A and incorporated herein by reference.

SECTION TWO: This Resolution shall take effect immediately after its adoption.

ADOPTED by the Lenexa City Council this 6<sup>th</sup> day of February, 2024.

SIGNED by the Mayor this 6<sup>th</sup> day of February, 2024.

CITY OF LENEXA, KANSAS

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

Attest:

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

Approved As To Form:

---

Steven D. Shrout, Assistant City Attorney



**ITEM 6**

---

**SUBJECT:** Resolution approving and authorizing the Mayor to execute interlocal agreements with the Johnson County Board of County Commissioners for four stormwater renewal projects

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

**DATE:** February 6, 2024

---

**ACTION NEEDED:**

Adopt a resolution approving and authorizing the Mayor to execute interlocal agreements with the Johnson County Board of County Commissioners for four stormwater renewal projects.

**PROJECT BACKGROUND/DESCRIPTION:**

Annually, City staff submits projects to Johnson County for cost share consideration under the Johnson County Stormwater System Rehabilitation Program. This cost share funding is only for rehabilitation of an existing pipe system and does not include funds for flood control, water quality, or adding additional capacity. The cost share is 50/50. Recently, the City was approved for the following projects:

- 79th Street west of Quivira Storm Drainage Improvements Project;
- 95th and Alden Storm Drainage Improvements Project;
- 98th Terrace and Walker Storm Drainage Improvements Project; and
- Widmer/95th Street to Pennycross Storm Drainage Improvements Project.

Construction has been completed on all of these projects and final costs are determined. The referenced agreements will allow the City to submit invoices to Johnson County for reimbursement.

The agreements use the County's standard form, reviewed and approved by the City Attorney, and are available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

Combined, the agreements will allow the City to invoice the County for \$1,038,635.

**STAFF RECOMMENDATION:**

Adoption of the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

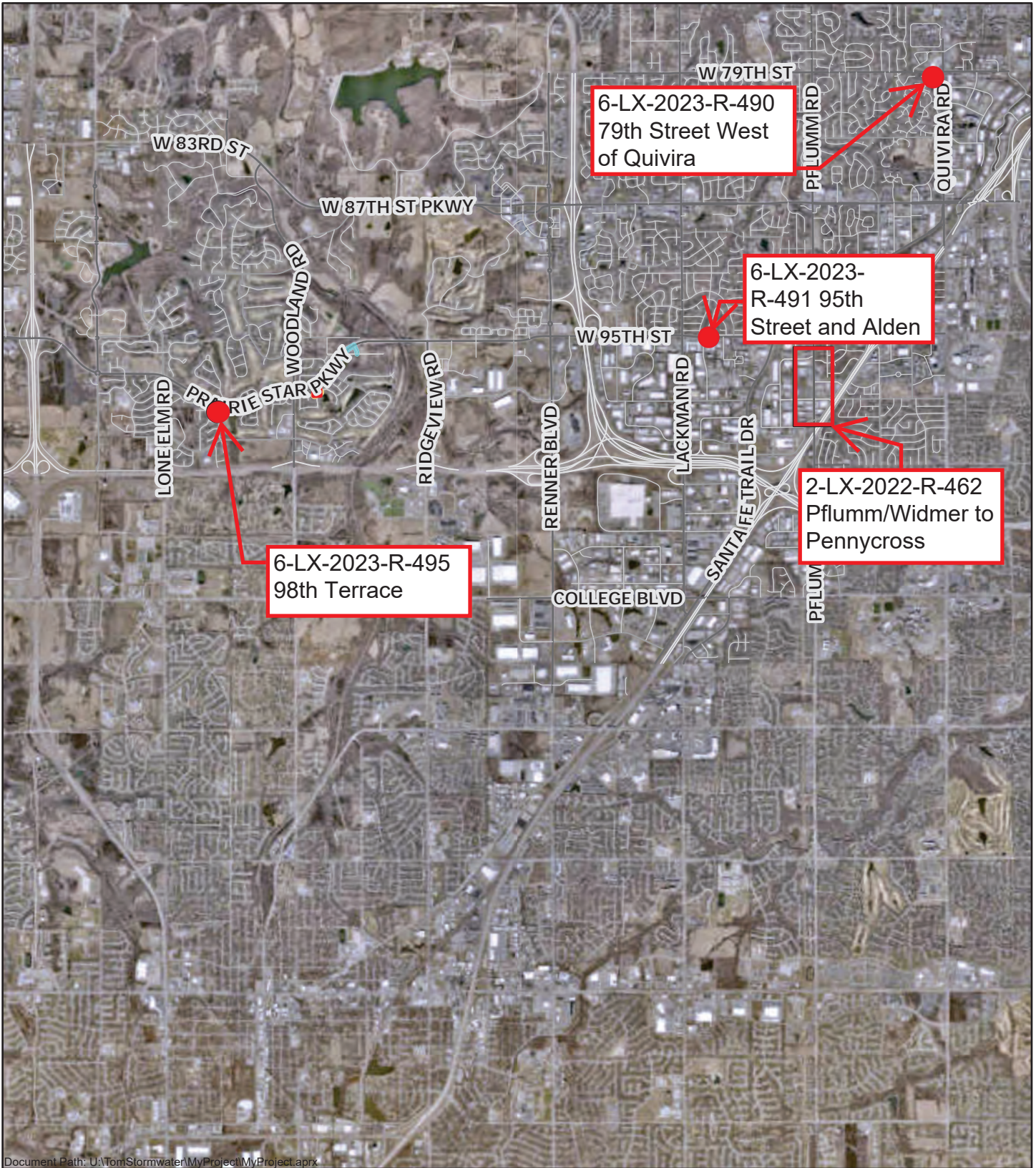
**Vision 2040**  
Vibrant Neighborhoods

**Guiding Principles**  
Sustainable Policies and Practices



## **ATTACHMENTS**

1. Map
2. Resolution



## Project Locations Aerial/Vicinity Map



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

**A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE INTERLOCAL AGREEMENTS WITH THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS FOR CERTAIN STORMWATER SYSTEM RENEWAL PROJECTS.**

WHEREAS, the County has established a county-wide retailers' sales tax for the purpose of providing funds for Stormwater Management projects; and created a Stormwater Management Advisory Council to identify and recommend projects for inclusion in the Stormwater Management Program; and

WHEREAS, the County has established a Stormwater Management and Flood Control Fund for the purpose of funding Stormwater Management Program projects; and

WHEREAS, the City has requested the County participate in the funding of the construction of four Stormwater System Renewal Projects identified as the Pflumm and Widmer to Pennycross 2-LX-2022-R-462, 98<sup>th</sup> Terrace 6-LX-2023-R-495, 79<sup>th</sup> Street West of Quivira 6-LX-2023-R-490, and 95<sup>th</sup> Street and Alden 6-LX-2023-R-491 (collectively, the "Projects"), which Projects are on the County's Project Priority List, and the County is willing to provide such funding upon the terms and conditions set forth in the attached agreements; and

WHEREAS, the Agreements attached as Exhibits A, B, C, and D have been reviewed and accepted by the City of Lenexa's Governing Body.

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

**SECTION ONE:** The City Council does hereby approve the Agreements between the Board of County Commissioners of Johnson County, Kansas and the City of Lenexa, Kansas, for the reimbursement of the construction of the Stormwater System Renewal Projects identified as:

- a. Pflumm and Widmer to Pennycross 2-LX-2022-R-462, as set out in Exhibit A and incorporated herein by reference;
- b. 98<sup>th</sup> Terrace 6-LX-2023-R-495 as set out in Exhibit B and incorporated herein by reference;
- c. 79<sup>th</sup> Street West of Quivira 6-LX-2023-R-490 as set out in Exhibit C and incorporated herein by reference; and
- d. 95<sup>th</sup> Street and Alden 6-LX-2023-R-491 as set out in Exhibit D and incorporated herein by reference.

The Mayor is hereby authorized to execute the aforementioned agreements in substantially the same form as attached hereto as approved by the City Attorney or designee.

**SECTION TWO:** This Resolution shall take effect immediately after its adoption.

**ADOPTED** by the City Council this 6th day of February, 2024.

**SIGNED** by the Mayor this 6th day of February, 2024.

**CITY OF LENEXA, KANSAS**

[SEAL]

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

ATTEST:

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

APPROVED AS TO FORM:

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



**ITEM 7**

---

**SUBJECT:** Resolution providing notice and calling for a public hearing to appear and show cause why the fire damaged structure at 7737 Westgate Drive should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure

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

**DATE:** February 6, 2024

---

**ACTION NEEDED:**

Adopt a resolution providing notice and calling for a public hearing to appear and show cause why the fire damaged structure at 7737 Westgate Drive should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure.

**PROJECT BACKGROUND/DESCRIPTION:**

A fire occurred at 7737 Westgate Drive on September 18, 2023, resulting in substantial damage to the residence. The property owners are Marcos and Angela Navarro.

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 final settlement on a covered claim has been agreed to or arrived at 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.

On January 17, 2024, the City received a check in the amount of \$44,249.45 from USAA. This amount represents 15% of the stated covered claim payment in compliance with Article 1-9-H. The City has 30 days after receiving payment from the insurance company to initiate proceedings pursuant to state law. A failure to timely initiate proceedings would require the City to return all such monies received, plus accrued interest, to the insured. Accordingly, proceedings must be initiated on or before February 17, 2024.

This resolution initiates proceedings pursuant to state law by setting a date for a hearing to determine whether the house located at 7737 Westgate Drive should be declared unsafe or dangerous. If such a finding is made, the City will set a time period in which the property owner must commence repair or removal of the structure. If the structure is declared unsafe or dangerous, and removal or repair of the building is not completed within the time required by the City, then the City may utilize the insurance proceeds paid to the City Treasurer for the purpose of completing the repair or removal.

Staff recommends a public hearing for September 17, 2024. If the work has commenced in a manner acceptable to the Building Codes Administrator prior to September 17, 2024, the hearing will be canceled, and the insurance proceeds will be returned. A building permit for repairs was issued on January 17, 2024.

**STAFF RECOMMENDATION:**

Adoption of the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

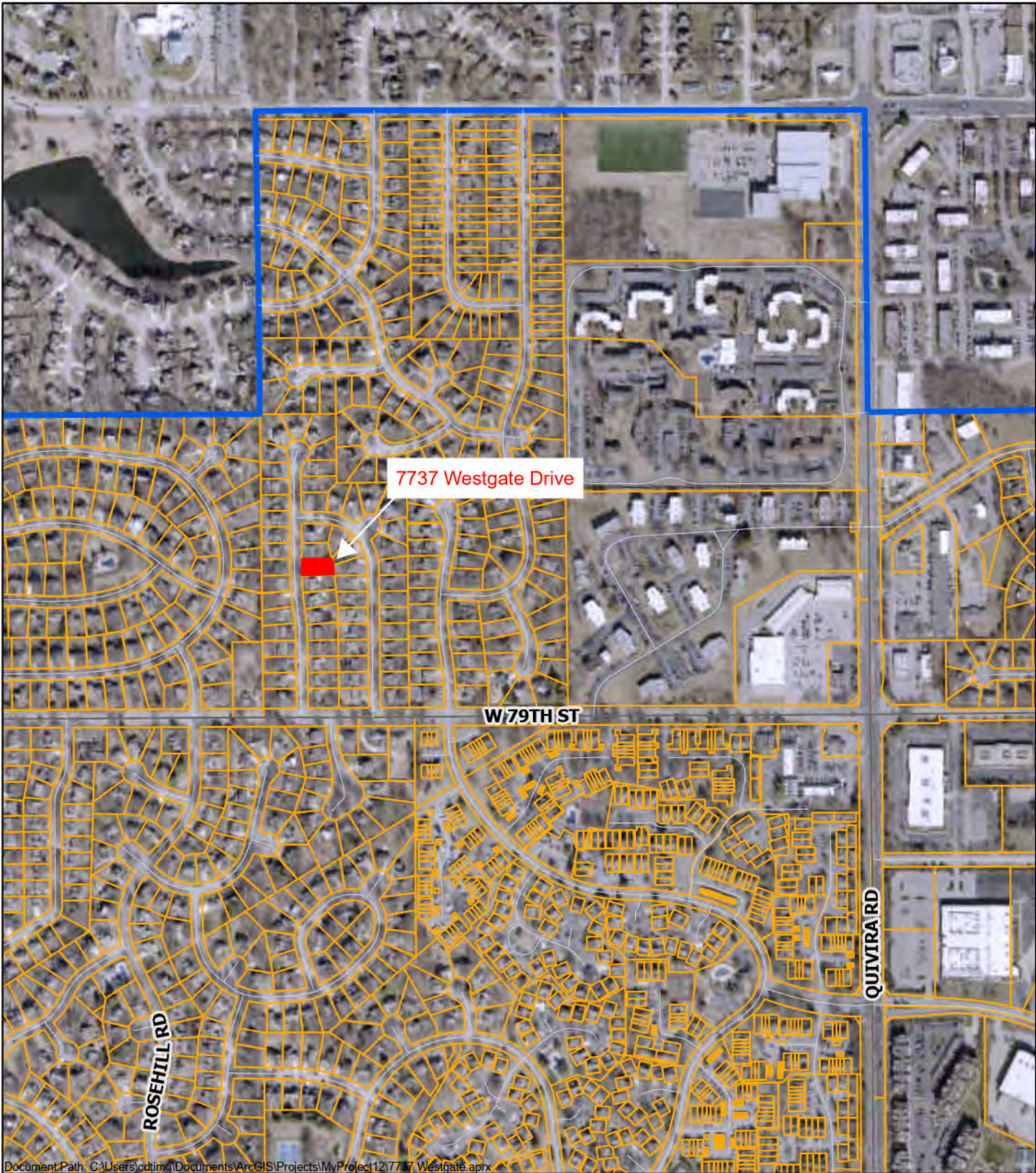
Vibrant Neighborhoods

**Guiding Principles**

Prudent Financial Management

**ATTACHMENTS**

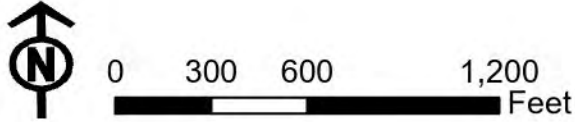
1. Map
2. Resolution
3. Statement of Damage located in the Appendix



Document Path: C:\Users\cdtimg\Documents\ArcGIS\Projects\MyProject12\7737 Westgate.aprx

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

# 7737 Westgate Drive



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

**A RESOLUTION PROVIDING NOTICE AND CALLING FOR A PUBLIC HEARING TO APPEAR AND SHOW CAUSE WHY THE STRUCTURE AT 7737 WESTGATE DRIVE 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 September 18, 2023, a fire damaged the structure located at 7737 Westgate Drive; 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 7737 Westgate Drive to be unsafe and dangerous and filed a written statement, of such determination with the Governing Body on February 6, 2024; and

**WHEREAS**, Pursuant to K.S.A. 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 September 17, 2024, 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 6th day of February, 2024.

**SIGNED** by the Mayor this 6<sup>th</sup> day of February, 2024.

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**

---

**SUBJECT:** Consideration of a rezoning and preliminary plan known as Santa Fe Commerce Center for an industrial development located at the northeast corner of Santa Fe Trail Drive & Lakeview Avenue - **CONTINUED TO THE FEBRUARY 20, 2024 CITY COUNCIL MEETING**

**CONTACT:** Stephanie Kisler, Planning Manager

**DATE:** February 6, 2024

---

**PROJECT BACKGROUND/DESCRIPTION:**

Staff requests this item be continued to the February 20, 2024 City Council Meeting.



**CITY COUNCIL  
MEMORANDUM**

**ITEM 9**

---

**SUBJECT:** Consideration of a rights-of-way vacation of Lakeview Avenue north of Santa Fe Trail Drive and south of 113th Street - **CONTINUED TO THE FEBRUARY 20, 2024 CITY COUNCIL MEETING**

**CONTACT:** Stephanie Kisler, Planning Manager

**DATE:** February 6, 2024

---

**PROJECT BACKGROUND/DESCRIPTION:**

Staff requests this item be continued to the February 20, 2024 City Council Meeting.



**ITEM 10**

---

**SUBJECT:** Consideration of a rights-of-way vacation of Oak Street between Pflumm Road and Haskins Street for the Lenexa Old Town Activity Center

**CONTACT:** Mike Nolan, Assistant City Manager

**DATE:** February 6, 2024

---

**ACTION NEEDED:**

- a. Conduct a public hearing; and
- b. Pass an ordinance vacating the rights-of-way located at Oak Street between Pflumm Road and Haskins Street.

**PROJECT BACKGROUND/DESCRIPTION:**

This vacation application is related to the Lenexa Old Town Activity Center, which was approved by the Planning Commission on June 26, 2023.

The section of Oak Street west of Haskins Street to the current terminus of the parking lot is proposed to be vacated and will serve as a private driveway into the Old Town Activity Center parking lot. The remaining Oak Street rights-of-way from Pflumm Road to the east will serve as public access to the Triax building and to the Old Town Activity Center. A portion of the approved building addition, public plaza, and parking lot will also be constructed within the current rights-of-way area. Utilities have been notified of the proposed rights-of-way vacation.

State law sets forth the standards for vacation of rights-of-way. They are are:

1. Legal notice has been given by publication.
  - As required by law, a notice of public hearing was published on Tuesday, January 16, 2024 in the Legal Record.
2. That no private rights will be injured or endangered by such vacation.
  - It is staff's opinion that no private rights will be injured or endangered by this vacation. AT&T has consented to the vacation and staff is also working with them to vacate a separate private easement that will need to also be vacated as part of this project.
3. That the public will suffer no loss or inconvenience by said vacation.

- Staff does not anticipate any loss or inconvenience imposed on the public by this vacation as the particular area of Oak Street right-of-way being vacated has not been used as a through-street for many decades.

4. That justice to the petitioner, the vacation should be granted.

- It is staff's opinion the vacation should be approved.

**STAFF RECOMMENDATION:**

Passage of the ordinance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

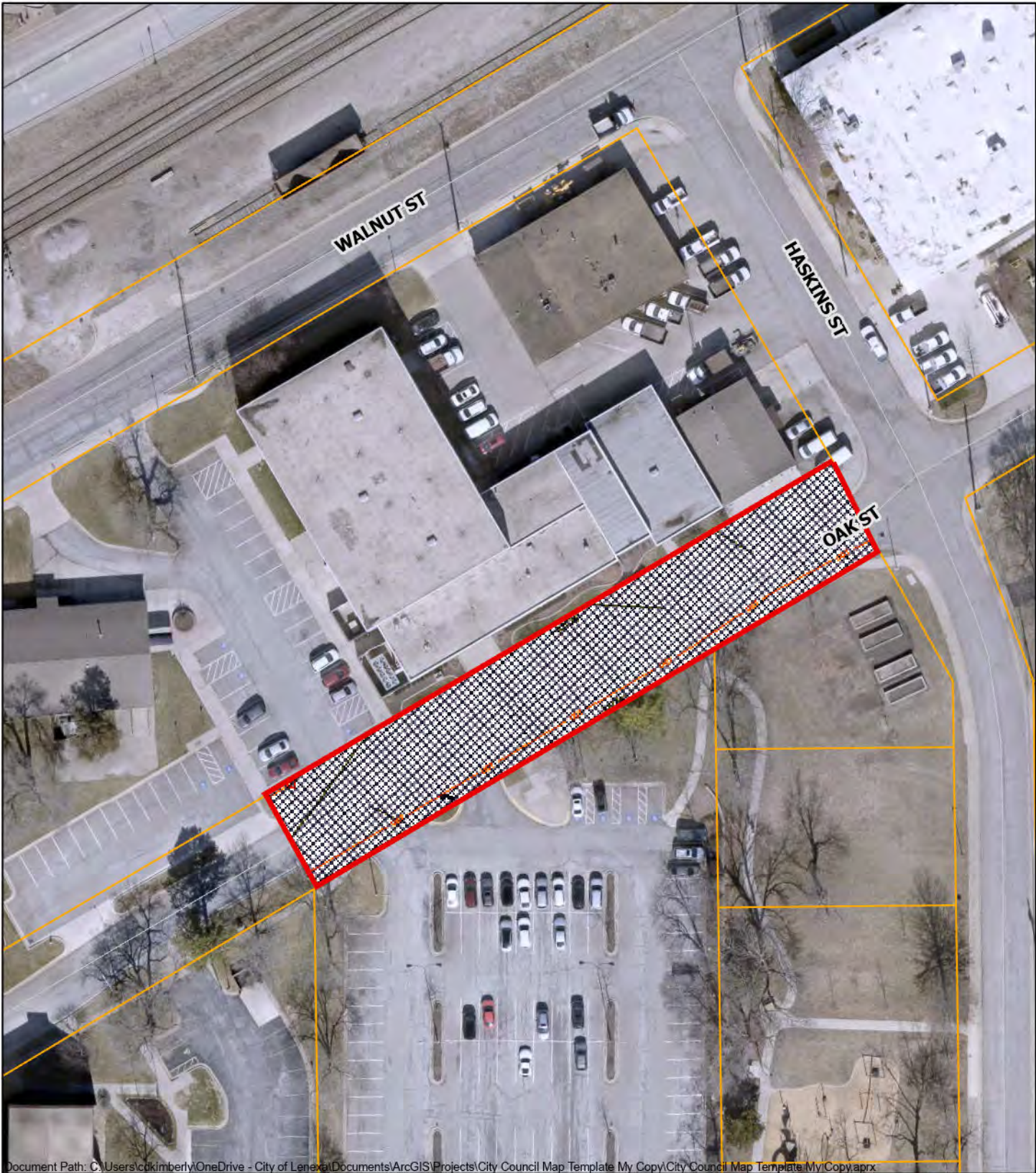
Vibrant Neighborhoods

**Guiding Principles**

Strategic Community Investment

**ATTACHMENTS**

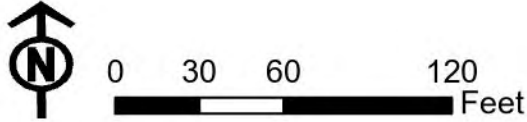
1. Map
2. Ordinance



Document Path: C:\Users\cdkimberly\OneDrive - City of Lenexa\Documents\ArcGIS\Projects\City Council Map Template My Copy\City Council Map Template My Copy.aprx

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

# Oak Street Vacation VA24-02



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

**AN ORDINANCE VACATING RIGHT-OF-WAY LOCATED IN THE VICINITY OF OAK STREET, EAST OF PFLUMM ROAD AND WEST OF HASKINS STREET, IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.**

**WHEREAS**, the City of Lenexa, Kansas has received a request for the vacation of right-of-way located in the vicinity of Oak Street, East of Pflumm Road and West of Haskins Street; and

**WHEREAS**, the right-of-way was recorded at the Johnson County Register of Deeds in Book 7, at page 44, as a part of Plat of the Town of Lenexa, Johnson County, KA.; and

**WHEREAS**, the City has caused Notice of Public Hearing to be published in the official City newspaper according to K.S.A. 12-504, *et seq.*, and amendments thereto; and

**WHEREAS**, the Governing Body of the City has held a hearing on said Petition and evidence has been presented, and the Governing Body has determined that due and legal notice has been given by publication as required by statute; and

**WHEREAS**, the Governing Body heard the evidence at the public hearing on February 6, 2024; and

**WHEREAS**, the Governing Body having reviewed and weighed the evidence finds:

1. No private rights will be injured or endangered by this vacation; and
2. The public will suffer no loss or inconvenience by this vacation; and
3. The petitioner should in the interest of justice be granted this request.

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

**SECTION ONE:** The following described real estate, previously dedicated as right-of-way should be and is hereby vacated, to wit:

That a vacation of a public right-of-way is proposed for approximately .38 acres of real property known as Oak Street, located east of Pflumm Road and west of Haskins Street, more particularly is described as follows:

All that part of Oak Street lying south of Block 1, Lenexa City, in the City of Lenexa, Johnson County Kansas Described by Greg Grant LS #1273, September 30, 2023 AS:

Beginning at the southeast corner of said Block 1; Thence south 28°03'13" East 50.14 feet to the northeast corner of Block 1, Bradshaw's Addition to said City of Lenexa, said point being on the south line of said Oak Street; thence south 57°43'38" west along the south line of said Oak Street 327.56 feet; thence north 32°16'22" west 50 feet to a point on the south line of block 1 of said City of Lenexa, said point being 18.88 feet as measured along the south line of Block 1 of said City of Lenexa, northeast of the southwest corner of Lot 5 of Block 1 of said City of Lenexa; Thence north 57°43'38" east 331.25 feet to the point of beginning. Containing 16,470 square feet or .38 acres of land more or less.

**SECTION TWO:** The City of Lenexa, Kansas reserves to itself any property rights it may hold in the area that are not expressly vacated herein.

**SECTION THREE:** That said Ordinance shall have no impact on any private easements of record in the real estate, previously dedicated and recorded with Johnson County Register of Deeds.

**SECTION FOUR:** That said Ordinance shall take effect from and after its passage and publication as required by law.

**SECTION FIVE:** That the City Clerk shall certify a copy of this Ordinance to the Register of Deeds of Johnson County, Kansas, for filing all in accordance with K.S.A. 12-504, et seq., and amendments thereto.

**PASSED** by the Governing Body this 6th day of February 2024.

**SIGNED** by the Mayor this this 6th day of February 2024.

**CITY OF LENEXA, KANSAS**

[SEAL]

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

ATTEST:

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



APPROVED AS TO FORM:

---

Steven Shroud, Assistant City Attorney II



**MINUTES OF THE  
JANUARY 16, 2024  
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.

**ROLL CALL**

Councilmembers Karlin, 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 Arroyo made a motion to approve the January 2, 2024 City Council meeting draft minutes and Councilmember Eiterich seconded the motion. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

There were no modifications to the agenda.

**CONSENT AGENDA**

1. Acceptance of a sidewalk easement for property at 12345 W. 95th Street

*This is a sidewalk easement provided by the developer as required by a condition placed on the approval of the rezoning and final plan of The Mint. The sidewalk easement is located southwest of the intersection of 95th Street & Monrovia Street and was needed to remove a sidewalk gap between two existing sidewalks located on Monrovia Street.*

2. Resolution authorizing the Mayor to execute a permanent electric utility easement to Evergy Metro, Inc. to install power facilities to serve the Lenexa Justice Center

*The dedication of a 10-foot-wide permanent easement to Evergy is necessary so that new electrical power can be extended to serve the Lenexa Justice Center.*

3. Resolution authorizing the Mayor to execute an agreement with Red Canary, Inc. for Information Technology Services

*The City's Information Technology Services is integral in providing core functions and services to staff and the public. This resolution will allow the City to enter a three-year agreement with Red Canary, Inc. for a cost not-to-exceed \$345,850.75.*

### **END OF CONSENT AGENDA**

*Councilmember Karlin made a motion to approve items 1 through 3 on the consent agenda and Councilmember Nicks seconded the motion. Motion passed unanimously.*

### **BOARD RECOMMENDATIONS**

4. Consideration of a rezoning and preliminary plan known as The Residences on Woodsonia for a multifamily residential development located near the northeast and southeast corners of future 86th Street & Woodsonia Drive
  - a. Ordinance rezoning property from the AG, Agricultural District to the RP-4, Planned Residential (High-Density) and RP-2, Planned Residential (Intermediate-Density) Districts
  - b. Approval of a companion preliminary plan for The Residences on Woodsonia

*The applicant requests approval of a preliminary plan for a 320-unit apartment and 62-unit townhome residential development at the north and southeast corners of 86th Street and Woodsonia Drive. The apartments are on the northerly part of the site and the townhomes are on the southerly part. The two components are separated by a new public street that will connect Woodsonia Drive to Monticello Road.*

Stephanie Kisler, Planning Manager, said this is a rezoning and preliminary plan application for The Residences on Woodsonia project, located at the northeast and southeast corners of future 86<sup>th</sup> Street & Woodsonia Drive. She said this entails a request from the applicant to remand these items back to the Planning Commission.

Ms. Kisler pointed out the location on an aerial map. She said the property is currently zoned agricultural and the proposed zoning is RP-4 for the north portion of the development and RP-2 for the south.

Ms. Kisler presented the thirteen Golden criteria reviewed by staff and said detailed comments on each can be found in the Staff Report to the Planning Commission.

She then showed the Future Land Use map reflecting the property as medium-density residential, which has a maximum of eight dwelling units per acre (dua), surrounded by low-density residential uses and public/open space.

The project site plan showed 10 multifamily buildings containing 240 apartments and one clubhouse on the north portion of the development and 11 buildings

containing 62 townhomes on the south portion. She provided the density analysis, saying the overall development averages to 7.95 du with north portion a higher density and the south portion a lower density.

Councilmember Karlin asked if averaging the density is a common practice or is something new and Ms. Kisler said that it is most commonly done with planned development and since the development is being considered and planned as a whole, averaging them appeared appropriate to staff. Scott McCullough, Community Development Director, said that it is a bit of a departure from practice, but the approach staff took was in context to the area and the new street that will divide the north and south portions. He added that staff recognizes this comes with some risk, but with the remand staff will take the opportunity to mitigate some of the risks. He added that the plan is joined with the zoning, meaning a future plan change would require going back through the process.

Councilmember Karlin said RP-4 zoning is not medium density and this land use is shown as medium density.

Ms. Kisler said that the construction of the section of Woodsonia Drive south of the roundabout would be required with this project.

The preliminary landscape plan was presented and is in general compliance with code, per Ms. Kisler. She then showed the trail system and connections required, noting that staff's recommendation is to shift the trail into the development from the outskirts for easier resident access.

Ms. Kisler showed the building elevations for the townhomes, which would be two-stories tall and contain four to six units per building and the three-story apartment buildings. She added that a three-foot height deviation to allow the apartment buildings to be 38-feet tall has been requested.

Ms. Kisler reviewed the project history:

- The applicant held a meeting with the Watercrest Landing Homeowner's Association prior to the Planning Commission meeting.
- A public hearing was held at the Planning Commission meeting on December 4<sup>th</sup> and a Watercrest resident and the General Manager of Powder Creek Shooting Range spoke.
- The Planning Commission was generally supportive but questioned the townhome component. The Planning Commission voted 8-1 to recommend approval.

Both staff and the Planning Commission recommend approval; however, the applicant has requested to have the item remanded to the Planning Commission to propose duplexes instead of the townhomes on the south portion of the development, which is a significant change and appropriate to remand.

Mr. Kisler presented a concept of the revised plan for the south portion of the

development reflecting 31 duplexes with 62 units.

She said staff's revised recommendation is to remand the rezoning and preliminary plan applications to the March 4, 2024 Planning Commission meeting for consideration of a revised plan for the south half of the proposed development.

Jason Swords, Sunflower Development Group, said they will do a sound transmission study to look at the noise in the area and will also make buyers aware that Powder Creek Shooting Range is in the area. He said they would like to come back with a better plan for the south. He noted they are building an amenity space for the entire development and intend to build a quality development here.

Discussion followed regarding access to the development and traffic flow, leases including acknowledgement of Powder Creek Shooting Range, traffic studies and warrants for a controlled intersection at 83<sup>rd</sup> & Monticello Road, required finishings and quality of materials to be used, trail location, shared amenities, plans to offer more 2- and 3-bedroom units, pond maintenance, and whether there would be a homeowner's association.

Councilmember Eiterich supported the remand.

Councilmember Nicks asked that the Planning Commission also look at the rezoning request again and consider RP-2 or RP-3 instead of RP-4 for the north portion of the development.

Mr. Swords emphasized that they want to be good neighbors.

Mayor Sayers asked Mr. Swords to clarify that the main entrance to the development would be off Monticello Road and he said that is his understanding. She added that she appreciated their willingness to go through the process again for due diligence on the south portion to get a better-proportioned development in this location.

Mr. Swords said they want to get it right.

*Councilmember Nicks made a motion to remand items 4a and 4b to the Planning Commission for consideration at its March 4, 2024 meeting and Councilmember Denny seconded the motion. Motion passed unanimously.*

### **NEW BUSINESS**

There was no new business.

### **COUNCILMEMBER REPORTS**

There were no councilmember reports.

### **STAFF REPORTS**

There were no staff reports.

**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 7:46 PM.

# Proclamation

**WHEREAS**, engineers possess the talents and skills necessary to analyze and solve complex problems and create the infrastructure essential for the high quality of life that Lenexans enjoy; and

**WHEREAS**, engineers address the major technological challenges of our time from rebuilding towns devastated by natural disasters to designing infrastructure that will take the city through the 21<sup>st</sup> century; and

**WHEREAS**, community support is vital to the efficient planning, design, construction, and operation of public infrastructure such as storm sewers, streets and highways, bridges, public buildings, and communications; and

**WHEREAS**, Kansas and Missouri Professional Engineers will celebrate the 73rd annual Engineers Week from February 18th through 24th; and

**WHEREAS**, the Kansas City Metro has one of the nation's largest collections of engineering firms known and recognized worldwide as leaders in their profession.

**NOW, THEREFORE**, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim the week of February 18th in the City of Lenexa to be

## NATIONAL ENGINEERS WEEK

and call upon everyone to acquaint themselves with the issues involved in providing quality infrastructure and to recognize the significant contributions engineers make every day to our health, safety, comfort, and quality of life.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 6th day of February, 2024.



**Semi-Annual Economic Development Report  
to the Lenexa Mayor & Governing Body  
February 6, 2023**

Ashley Sherard, CEO  
Lenexa Chamber of Commerce &  
Lenexa Economic Development Council

On behalf of the Lenexa Chamber of Commerce and Lenexa Economic Development Council (LEDC), I'm pleased to present the first of this year's semi-annual economic development reports, focused on a review of 2023 and a look ahead to 2024 as we work together toward our mutual goal of benefiting Lenexa businesses and residents through well-planned growth.

**National Context in 2023**

To begin, it's important to recognize the broader national context that surrounded development and investment through 2023.

It was a year of mixed economic signals. Many economic growth indicators were positive, defying the expectations of economists who had forecast a recession. Over the year the national GDP climbed at a rate faster than predicted, reflecting robust consumer spending, business investment, exports, and government spending. Monthly job creation reports showed steady and stable gains, often exceeding projections.

All the good news, however, was shadowed by conditions that made analysts wonder if the positive signs could be trusted.

Inflation that had spiked to 9% in 2022 remained elevated, increasing costs, sparking recession fears, and raising interest rates. In 2022 and 2023, the Federal Reserve raised interest rates 11 times in an effort to cool down inflation. The impact? Fully half (50%) of U.S. small businesses



responding to a 2023 U.S. Chamber survey reported they delayed plans to expand their business due to the higher interest rates.

Tightening credit conditions created a credit crunch that also challenged businesses trying to navigate the inflationary environment, delaying planned projects, growth, and hiring as companies worried instead about managing costs.

Prices for construction materials like steel, wood, and concrete that skyrocketed during the pandemic stabilized in 2023 but remained elevated compared to pre-pandemic costs, keeping new construction expensive. The ongoing scarcity of construction labor added additional upward cost pressure.

Although improved from recent years, supply chain issues also persisted. Materials scarcity, lingering backlogs, increasing fuel and freight prices, extreme weather, global tensions, port congestion, and high consumer demand all contributed to disruptions and long lead times.

The labor market also remained in a state of flux, marked by changing worker demographics, too few job seekers that left 8.8 million jobs unfilled nationwide, and evolving industry trends that are changing needed skills faster than ever – shifting every few years, rather than every decade.

In short, for many 2023 was a year marked by economic uncertainty.

### **The Regional Perspective**

Our regional outlook reflected many of the national trends.

Kansas experienced some of the greatest GDP economic growth in the nation in 2023. According to the U.S. Bureau of Economic Analysis, Kansas ranked second in the country for state GDP growth in 2Q 2023 at 7.4% (compared to GDP growth nationally of 2.1%) -- for 3Q 2023, the most recent data available, Kansas took the #1 ranking (9.7%, compared to GDP growth nationally of 4.9%.)

The Kansas City region's industrial sector was among the country's top markets for net absorption – the total measure of square feet occupied minus square feet that became vacant – ranking 12<sup>th</sup> in the nation and keeping our industrial market on consultants' radars.

But like the rest of the country, our region also saw demand in the office sector generally remain soft despite more employees returning to work in person, with office space hitting its highest vacancy rates in at least a decade. The impact of large companies with newly-hybrid workforces scaling back their office square footage has been well-noted, with one Kansas City real estate firm reporting seeing a consistent trend of at least 30% giveback. One bright spot? The trend wasn't seen across the board. Despite an overall increase in office vacancy, locally demand for Class A office space – considered the highest quality – remained strong.

New homebuilding permit activity continued to fall in the 7-county Kansas City metro. After setting a record in 2021, the number of single-family housing permits issued in the metro in 2022 fell 26% and remained off in 2023 as high construction costs and high interest rates impacted both builders and buyers.

Our regional unemployment rate was below the 3.7% national average, hovering around 3.2% -- in Johnson County, it was just 2%. Attracting workers – vital to productivity and growth – was a challenge and priority across nearly all sectors, none more so than in key employment industries like engineering, health care, hospitality, and retail.

### **Looking at Lenexa**

Yet even with all the headwinds and background noise, Lenexa thrived in 2023. From ongoing redevelopment on the city's east side like The Mint event space to breaking ground on Lenexa's far west for new residential development, we saw contractors, cranes, and dirt moving in literally all corners of the city. By year's end Lenexa set a total new development record of more than \$663.6 million, 42% higher than its previous record-setting year in 2018.

It was an exceptionally strong year for commercial growth, representing \$463 million of the total, including \$321 million in new construction. Among notable commercial projects released in 2023,

signifying new construction as well as expansion and renovations, was AdventHealth at Lenexa City Center, the Kiewit “K3” office building, Standard Beverage, WaterOne’s HQ remodel, Lenexa Smart Storage, LightEdge/Cavern Technologies, Restaurant Row Lots 1 and 4, Quest Diagnostics, Composites One, Accenture AIG, and Elliott Electrical Supply. According to the County Economic Research Institute’s building permit data tracking nonresidential new structures and additions over \$250,000, Lenexa represented 16.5% of Johnson County’s total in 2023 representing almost 1.1 million sq. ft.

In addition, the hundreds of thousands of square feet of new distribution and light industrial space that’s come online in Lenexa in recent years continues to attract new companies to our corporate community, well-illustrated by a Lenexa business park that completed 346,000 sq. ft. of new industrial space in 2023 that’s already fully-leased to nine tenants including Source Inc., Furniture Options, and Facility Solutions Group.

Residential development in 2023 also exceeded 2022’s total, topping \$200 million. Lenexa was not immune to the regional slowdown in single-family home permits, but the Reflections multi-family development near City Center helped boost residential valuation more than 50% over 2022.

Regarding our everyday economic development activity, 2023 was another busy year focused on providing frontline support to development stakeholders, working with our partners to aggressively pursue projects, facilitating site visits, marketing our community through a broad variety of avenues, cultivating relationships at industry events, and ultimately celebrating projects and people at ribbon cuttings and groundbreakings.

The trend in deal-flow has shifted toward more organic development, but as reflected in RFI requests our prospect pipeline gained steam toward the end of the year. The majority of those projects were in the manufacturing sector, some in warehouse/distribution, and a few office projects also began to reappear -- a welcome sign. Our real estate options and community earned site visits and meetings with site location consultants, and we closed out 2023 strong with a number of active projects for which we’re in the hunt.

Looking ahead to 2024, Lenexa is well-positioned for another very good year. Ready to build on an expected \$254 million that's already in the city's development pipeline, we have active projects we're working, a steady pace of new opportunities, and we're hustling for more.

In just the past few weeks the relationships we work hard to cultivate with our economic development partners have already provided valuable occasions to market our community. The Kansas Department of Commerce Europe Team – based in Germany and charged with marketing foreign investment in Kansas to German, Swiss, and Austrian companies – as well as KDOC's Central States and West Coast representatives all had site visits to Lenexa and experienced firsthand what our city has to offer.

I also accompanied Kansas City Area Development Council (KCADC) President & CEO Tim Cowden and Economic Development Corporation of Kansas City (EDCKC) President Tracey Lewis to New York, where we held a series of meetings with East Coast-based site location consultants and development advisors, building relationships and promoting the advantages of our region, states, and communities for future projects.

There are additional reasons for optimism as we strive forward into 2024. With inflation predicted to continue to decelerate over the next 12 months and the Federal Reserve expected to cut interest rates multiple times, the economic uncertainty of the past year seems to be fading. Treasury Secretary Janet Yellen recently said the economy has been growing at a good healthy pace, she sees no obvious reason to believe that momentum won't continue, and she thinks 2024 will be a very good economic year.

Still, there are important trends we'll be watching in 2024 that could impact the growth environment and real estate markets:

- **Hybrid work is evolving back to more mandated time in the office.** Companies are moving to require workers to spend more in-office time, a trend reflected in a 2023 survey by KPMG in which 34% of responding CEOs envisioned having workers in hybrid positions, down from 45% in 2022.

- **The office sector is experiencing a “flight to quality” as employers seek amenity-rich Class A space to motivate hybrid employees returning to the office (and they’re willing to pay for it.)** Despite the soft office market, modern buildings that have premium amenities, are the highest quality, and in the best locations are attracting tenants.
- **The office sector as a whole continues to face uncertainty, both for owners and for tenants.** Owners are considering the future of office space that is vacant or challenged by the “flight to quality.” Tenants are trying to determine how much square footage they really need, giving the edge to spaces and buildings that will allow them to grow or contract over the term of a lease.
- A post-pandemic national focus on reshoring and more domestic production capacity is producing an **economic development shift to very large industrial projects.**
- Larger projects, rapid expansion, and the increased use of technology is **growing demand for power that’s pushing the nation’s current power infrastructure to the limit,** accelerating discussions around the need for investment.
- **New federal regulations could have major economic impacts for business.** Federal regulations addressing issues such as overtime pay, noncompete agreements, independent contractors, and unionization are in various stages of being finalized.
- **While the overall labor market will remain tight, 2024 is projected to see less workforce churn with “The Great Resignation” becoming “The Big Stay.”** Employers are proactively doing more to hang on to existing employees, and employees are seeing more incentives to remain and more fears about leaving.

## **Conclusion**

In summary, in a hyper-competitive environment Lenexa continues to stack up very well. It’s a privilege to serve as the frontline advocate serving our existing businesses and development community while working alongside a top-notch City staff to attract new investment, jobs, and amenities for Lenexa’s citizens. I sincerely appreciate your support and close partnership, and our staff works hard every day to continue to earn it. Thank you and I’ll be happy to answer any questions.

# WELCOME TO LENEXA, KANSAS

Lenexa is a thriving suburban community of nearly 60,000 residents notable for its strong commercial and employment base, accessible transportation network, and outstanding quality of life amenities.

As part of the Kansas City metropolitan area Lenexa also enjoys close proximity to the cultural attractions, dining, nightlife, retail, recreation, connectivity, and professional sports offered by a major U.S. city as well as Kansas City International airport.



## REASONS TO CHOOSE US

- Variety of real estate options, including greenfield, business parks, & subsurface
- I-35, I-435, K-10 interchange -- 15 mi / 24 km to I-70
- 31 mi / 50 km to Kansas City International Airport (MCI)
- Access to 17-county labor shed of nearly 1.2 million workers
- Near higher education & workforce development resources
- Nationally-ranked public schools & above average educational attainment
- Average commute time of 20 minutes
- Cost of living below the national average
- Progressive local government



[www.lenexa.org](http://www.lenexa.org) | 913.888.1414

11180 Lackman Road Lenexa KS 66219

**\$663.6 MILLION / EUR 609.1 MILLION**  
TOTAL NEW DEVELOPMENT IN 2023

**\$463 MILLION / EUR 425.3 MILLION**  
COMMERCIAL DEVELOPMENT IN 2023

## MAJOR INDUSTRY SECTORS

- Professional Services
- Biosciences/Biotechnology
- Manufacturing
- Distribution/Logistics
- Information Technology
- Finance & Insurance

## AMONG OUR MAJOR EMPLOYERS

- Quest Diagnostics
- Kiewit Engineering
- United Parcel Service (UPS)
- Thermo Fisher Scientific
- J.M. Smucker/Hostess Brands
- Cboe Global Markets
- Amazon
- GEICO
- Collins Aerospace
- Bread Financial

## AMONG OUR GLOBAL EMPLOYERS

- Ceva Animal Health (France)
- Corbion North America (Netherlands)
- Grundfos Pump (Denmark)
- Vitalograph, Inc. (England)
- IONOS (Germany)
- Dentec (Canada)
- Kocher+Beck USA (Germany)
- MilliporeSigma (Germany)
- ZL Engineering Plastics, Inc. (Austria)
- Eurofins Viracop (Luxembourg)



**Lenexa Convention & Visitors Bureau  
Report to the Lenexa Governing Body  
February 6, 2024**

**HOTELS**

<b>Transient Guest Tax:</b>	<b>1<sup>st</sup> Quarter</b>	<b>2<sup>nd</sup> Quarter:</b>	<b>3<sup>rd</sup> Quarter:</b>	<b>4<sup>th</sup> Quarter:</b>
2019	\$265,475	\$380,137	\$372,761	\$367,528
2020	\$216,595	\$123,579	\$245,095	\$165,627
2021	\$152,000	\$292,000	\$450,000	\$370,000
2022	\$272,000	\$418,000	\$467,000	\$430,073
2023	\$324,487	\$507,318	\$562,082	\$527,742

We have thirteen very different hotel properties from budget to upscale so it's hard to compare them as they cater to a range of clientele. The Radisson has the most meeting space, with Hyatt Place coming in second. The Candlewood Suites and the Holiday Inn Express and Suites are our newest properties.

Hotels reporting back tell us that group and business travel numbers are almost back to 2019 levels. Business travel was the last to come back after Covid.

The new City Center properties across from SpringHill Suites should break ground this month.

**CVB Advisory Council**

This group is made up mainly of hotel managers/owners and several stakeholders in the hospitality industry and meets to discuss updates and current happenings in the industry locally. Discussion topics often include staffing needs and of late, the World Cup in 2026.

This year we shared a meeting with the Merriam Visitors Bureau's council where we heard from Katherine Holland, executive director of KC2026.

## **Partnerships**

Frontier Military Historic Byway is one of 12 byways, and the longest at 168 miles, in Kansas with over 20 communities and attractions as members. This byway is near the old Military Road which was established in 1844 as a supply route that in Kansas runs from Fort Leavenworth to Fort Scott.

I am co-chair of this group and set meeting dates, agendas, running the meetings as well as preparing annual reports required by the state.

KC Destinations is a regional partnership made up of twelve communities in the KC Metro region. Our marketing consists mainly of our themed KC Trips, which are run on an app that allows participants to check in at the locations provided by each community. Trip themes include coffee, history, kid-friendly, quirky and sweet treats.

Kansas Tourism divides the state into six travel regions. Lenexa is a member of the Northeast Tourism Coalition of Kansas. We meet regularly to promote our region through marketing and events.

SportsKS is a cooperative association of private and public businesses and organizations that cooperate in the marketing and promotion of sports-related travel to Kansas. The goal of this membership group is to increase the overall level of booking of sports-related travel to the State of Kansas.

The Tourism Industry Association of Kansas' (TIAK) is the state association whose purpose is to speak as a collective voice for the travel industry in the State of Kansas, promoting and supporting all components of the travel industry and travel development field. TIAK's goals are to:

- Influence government decisions that affect the travel industry
- Develop programs that communicate the cultural, social, and economic impact of the travel industry on Kansas and individual communities
- Provide a forum for interaction among all sectors of the travel industry

TIAK holds its annual conference in October.

Tour Kansas is made up of Kansas attractions, hotels, restaurants, chambers and CVBs working together to promote and assist motorcoach groups.

435 Sports is a new group that is focused on the sporting event industry. By working together with our hotel room inventory and the sports venues in our communities, we hope to retain and increase the business this industry brings.



## **Other**

Our social media presence is mainly on Instagram, @VisitLenexa, with 761 followers, which is up from 681 last year. Most of our activity is concentrated there as visual content marketing is usually the best platform for what we share.

Our KC Destinations partnership has 1,421 followers and several local influencers have partnered with us and do a great job of expanding our reach.

Last year I received a \$5,000 Kansas Tourism Marketing grant that supported a new digital Lenexa Visitors Guide.

Mayor Sayers and Council and City Staff, thank you so much for your continued support and partnership with the CVB, LEDC and Chamber. Not all chamber organizations have the level of support from their city as we do, and we do not take this for granted.

TO: Governing Body

FROM: Matt Souders, Building Codes Administrator

RE: 7737 Westgate – Unsafe and Dangerous Structure

On September 18, 2023, the residential structure at 7737 Westgate was significantly damaged by fire. The structure is owned by Marcos and Angela Navarro. It is the City's determination that the structure located at 7737 Westgate is unsafe and dangerous. Attached with this statement are photos of the structure. The structure is secure and damage is not exposed to the public. The structure poses no threat to safety to the outside area of the structure.



7737 Westgate

