



**MINUTES OF THE
MARCH 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/Acting City Clerk; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; and other City staff.

APPROVE MINUTES

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

MODIFICATION OF AGENDA

Item 9 was moved to the Regular Agenda at staff's request.

PROCLAMATIONS

SevenDays Week 2025

CONSENT AGENDA

1. Bid award to McAnany Construction, Inc. for the 2025 Pavement Management Program - Residential Ultra-thin Bonded Asphalt Surfacing and Mill and Overlay Project
This project treats 5.35 lane-miles with an asphalt mill and overlay and 33.50 lane-miles with an Ultra-Thin Bonded Asphalt Surfacing. Work includes removing and replacing deteriorated curbs and gutters, replacing sidewalk panels, and adding ADA ramps as needed. McAnany Construction, Inc. bid \$5,600,789.10 to perform the work.
2. Approval of the purchase of a portable salt conveyor from Berry Tractor for the Municipal Services Department
A portable salt conveyor will improve salt placement, maximize storage capacity, and enhance safety. The Kansas Department of Transportation cooperative bid

agreement was selected for offering the lowest price and best value to the City for the price of \$111,537.64.

3. Acceptance of the Stoneridge South, 2nd Plat, public improvements for maintenance
This project constructed public street, stormwater, and streetlight improvements in the Stoneridge South, 2nd Plat subdivision. The work was privately funded.
4. Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Stoneridge North, Third Plat
Stoneridge North is a single-family residential neighborhood on 9.73 acres northwest of 83rd Street & Cedar Niles Road. Easements and rights-of-way are being dedicated to the City as part of this final plat.
5. Approval of a final plan for a mixed-use building with retail, restaurant, and office uses known as City Center North Building 2C, located at the northeast corner of 87th Street Parkway & Scarborough Street in the CC, Planned City Center Zoning District
The applicant proposes to construct a 24,688-square-foot, two-story mixed-use building in the AdventHealth Life Campus. The proposed final plan is part of Area 2, a block in the AdventHealth Life Campus.
6. Approval of a final plan for a mixed-use building with retail and multifamily uses known as Renner 87, located at the northeast corner of 87th Street Parkway & Renner Boulevard in the CC, Planned City Center Zoning District
The applicant proposes a mixed-use development with retail and multifamily uses known as Renner 87. The preliminary plan includes two buildings with 213 dwelling units and 9,858 square feet of commercial space on 7.06 acres.
7. Approval of Presenting Sponsorship Agreements with Everfast, Renewal by Anderson, and Blue Moose Bar & Grill for City festivals, events, and activities in 2025
The Presenting Sponsors for the City's 2025 festivals, events, and activities have been selected. The Sponsorship Policy requires City Council approval of these recommendations.
8. Approval of an architectural/engineering services agreement with HNTB Corporation for street lighting design services
This agreement with HNTB Corporation is for the design of various street lighting projects. The total cost of these services is not to exceed \$100,000.
10. Assignment of the CID Development Agreement from HB Building, LLC to CRC Lenexa Point LLC (Lenexa Point Project)
The Lenexa Point Community Improvement District (CID) is located at the northwest corner of 87th Street Parkway & Maurer Road. HB Building, LLC desires to assign the CID Development Agreement to CRC Lenexa Point, LLC who is acquiring the CID property.

END OF CONSENT AGENDA

Councilmember Denny made a motion to approve items 1 through 8 and 10 on the consent agenda and Councilmember Handley seconded the motion. Motion passed unanimously.

9. Approval to submit the City's 2026-2030 application for the County Assisted Road System program to the Johnson County Board of County Commissioners
Annually, the City applies for funding assistance from the County Assisted Road System (CARS) program. Staff is requesting approval to submit the 2026-2030 application to Johnson County. The CARS program provides funding to local communities to assist with collector and arterial street improvements.

Tim Green, Deputy Community Development Director/City Engineer, explained the CARS program and the City's proposed 2026-2030 application submittal. He said the program is funded through a Johnson County gas tax and County at-large funds, with an estimated total of \$18.5 million available for 2026, distributed among all cities in the county. To qualify for funding, proposed projects must involve major arterials, or minor arterials that connect major routes and meet a minimum traffic volume threshold of 3,500 vehicles per day. Each year, cities must submit a five-year plan. The first year of the plan is the budget year, requiring full construction plans and cost estimates, while the remaining four years are planning tools subject to change.

Mr. Green said CARS funding covers 50% of eligible construction costs but does not reimburse design, right-of-way, or other non-construction expenses. The County aims to return at least 80% of a City's proportional share over a five-year period. The City typically receives between \$1.6 to \$1.8 million annually and is submitting some years at \$2 million to help balance past underfunding. He noted that current-year projects cannot be changed; if a City drops a project, that funding is lost. However, projects in planning years may be updated annually.

Mr. Green said for 2026 the City is proposing several projects including a mill and overlay on Santa Fe Trail Drive, and improvements to the K-10 Highway & Canyon Creek Boulevard interchange—adding an additional exit ramp lane and widening the underpass to three lanes. Also proposed is a new project on 83rd Street from Gleason Road to Clare Road, which involves widening to four lanes, and installing lighting, storm sewers, sidewalks, and trails, with the potential to receive approximately \$4 million in CARS funding. He said Renner Boulevard (79th Street to 84th Street) remains a placeholder project, as it is the only unimproved section of Renner Boulevard; it has been in the plan since 2017 and includes proposed sidewalk and trail improvements, though it is not in the current CIP. Mr. Green concluded saying the K-10 Highway & Lone Elm Road project was discussed as a placeholder for potential local street improvements in a rapidly developing area. While unrelated to any future highway interchange, this project anticipates future needs such as signalization or intersection upgrades and is not currently funded in the CIP.

Councilmember Nicks thanked staff for removing this item from the consent agenda so that it could be discussed. He said he appreciated the Canyon Creek Boulevard improvements, particularly widening the road under K-10 Highway. He said he understands that the funding is important for the local road network regardless of whether an overpass or interchange is eventually built. However, he reiterated his opposition to the proposed K-10 Highway & Lone Elm Road Interchange project, citing concerns about increased traffic through nearby neighborhoods and near schools. He said he understood that the current proposal is only for local roads and

not for the interchange itself, but once projects are on a list he said they tend to stay on the list and he intended to vote against including the interchange on the list. He encouraged others to do the same.

Councilmember Charlton asked Mr. Green if the project engineering is only submitted for the current and coming year and the future projects are only budgetary numbers for the future. Mr. Green concurred saying the current year has already been submitted and that full engineering drawings and cost estimates, essentially everything close to bid documents for the coming year are submitted. The future years' projects are placeholders and can be amended.

Councilmember Eiterich asked Mr. Green if the five-year budget plan is required, even if the specific needs are uncertain at this time, because doing so allows flexibility to reallocate funds later based on changing priorities. Mr. Green said that while action in the targeted area may only be possible this year, priorities can shift, and the funds can be redirected as needed in the future. Councilmember Eiterich expressed concern about the current state of the Lone Elm area and recommended setting aside funds now and requesting matching funds from the County, as improvements will eventually be necessary.

Councilmember Herron asked when the funds have to be spent. Mr. Green said construction of the project has to start in that year, although it can carry over into the following year, but the project can be changed any time up through the prior year.

Beccy Yocham, City Manager, clarified that the future projects would not be approved for CARS until a future year.

Mr. Green explained that no CARS agreements would be approved for any of the projects until the spring before they are to start construction; there is no contract or agreement associated with these future projects. He added that these are reimbursable funds, so the project would be completed and the contractor paid, then funds requested for reimbursement from the County for the cost-share.

Councilmember Herron asked about the certainty of receiving the \$1.8 million and Mr. Green said it is fairly certain that funding would be received, an 80%-100% cost-share, based on past history.

Mayor Sayers reiterated that approval of this item allows the submittal of the project list to the County, projecting the next five years, and there are no other major arterials within the next five years to be put on this list. Mr. Green concurred saying there are no arterial streets in the CIP beyond 2028.

Councilmember Handley made a motion to approve Item 9 and Councilmember Williamson seconded the motion. Motion passed 8-1 with Councilmember Nicks voting against.

BOARD RECOMMENDATIONS

11. Ordinance approving a five-year special use permit renewal for a church/place of worship for Nexus Church located at 15101 College Boulevard in the BP-1, Planned Business Park District
The applicant proposes to continue the operations of a church, classified as a church or place of worship use, within the BP-1, Planned Business Park Zoning District at 15101 College Boulevard, which requires a special use permit.

Scott McCullough, Community Development Director, said this is an SUP renewal for a church located at 15101 College Boulevard, at the intersection of College Boulevard & Lackman Road. The property includes a single, approximately 17,000-square-foot building on 2.6 acres, zoned BP-1.

Mr. McCullough said the church accommodates about 300 people and offers typical services and activities, including preschool and weekday events. The on-site parking exceeds the code requirement with 109 spaces, when code requires 108 spaces, and an additional 340 spaces are available through an agreement with an adjacent property owner. He added that the access and circulation are considered good.

Mr. McCullough said both staff and the Planning Commission found no concerns with the renewal and, given the absence of operational issues, recommend approval for five years with no conditions.

The applicant was present.

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

12. Ordinance approving a five-year special use permit for a commercial daycare for Kids Inn Childcare Center located at 9870 Quivira Road in the NP-O, Planned Neighborhood Office District
The applicant proposes to operate a daycare, commercial use within the NP-O, Planned Neighborhood Office Zoning District at 9870 Quivira Road, which requires a special use permit.

Mr. McCullough said this is a new SUP for a commercial daycare at a 4,500-square-foot office building located near 99th Street & Quivira Road. The property is zoned for Neighborhood Planned Office and surrounded by office, retail, multifamily, and single-family uses.

Mr. McCullough said the daycare proposes to operate Monday–Thursday from 8 AM. to 8 PM, with extended hours on Friday and Saturday until 10 PM. Staffing would include five to six employees, and the applicant is seeking a state license for up to 45 children. He said the parking requirements are met with 22 spaces provided on site with only 11 required, and the area benefits from shared parking within the commercial center. He added that drop-off and pick-up times would be staggered.

Mr. McCullough talked about an outdoor fenced play area that is planned. Staff raised concerns about its original layout blocking the sidewalk but proposed an alternative to comply with code, which will be finalized through the permitting

process. He said a large, landscaped berm on the south side of the property offers separation from 99th Street, mitigating potential noise and safety concerns.

Mr. McCullough said both staff and the Planning Commission reviewed the required criteria, found no major issues, and recommended approval. He noted that the applicant is aware of and will address property maintenance issues.

Councilmember Handley talked about the nearby liquor store use and asked under what circumstances that use would be required to end. Sean McLaughlin, City Attorney, said there is a distance requirement for schools, but he could not speak to the question without more specifics as those situations are reviewed on a case by case basis. Councilmember Handley shared his concern with potentially locking a business owner out of a development with an approved existing use should there be a change in the future.

Councilmember Williamson asked for clarification of the number of years for the SUP. It was confirmed that the SUP would be for five years.

Councilmember Nicks asked about playground supervision and Councilmember Herron asked if there would be locked gates in the fence.

Christina Ford, owner, and Kelly Fiscus, director, talked about operations and supervision at the center. Ms. Fiscus said the areas would be divided for age groups, fencing would divide the space in a way that there would not be corners to go around. She added that the gates would be latched but not locked per Fire code.

Mayor Sayers said she had no concerns with noise as Rosehill Elementary is in the neighborhood as well.

Councilmember Arroyo asked if there were any plans to expand and care for more than 45 kids in the future. Ms. Ford said after the state comes out for licensing inspection, they will know if they could care for more than 45 children.

Mayor Sayers asked if the space is currently vacant and Ms. Ford said yes.

Councilmember Herron shared concern with the other uses in the center and how they might impact the drop-off and pick-up. Ms. Ford talked about the process and said they would work with parents on where to park and where the entrance will be. She said this is similar to their Missouri location.

Councilmember Arroyo made a motion to approve Item 12 and Councilmember Williamson seconded the motion. Motion passed unanimously.

NEW BUSINESS

13. Resolution approving a Construction Manager at Risk Contract with NewKirk Novak Construction Partners, Inc. for the construction of Fire Station 6 and relocation of the Lenexa LiveWell Employee Health Clinic Project and waiving the sealed bid process

The City plans to construct Fire Station 6 and relocate the employee health center to the current City Hall building. After soliciting proposals and interviews, City staff recommends approval of a Construction Manager at Risk contract with NewKirk Novak Construction Partners, Inc. for the construction of the project. This contract cost is \$20,000 and is only for pre-construction pricing services.

Todd Pelham, Deputy City Manager, presented a project summary, discussing the construction of Fire Station 6 and the relocation of the LiveWell Employee Health Clinic ("LiveWell"). He noted that the design contract with Finkle-Williams Architects was approved last November and included design documents for relocating LiveWell to the City Hall building and master planning options for the old police department site (future Fire Station 6).

Mr. Pelham said proposals were received from 11 construction firms across the Kansas City metro, which were reviewed and shortlisted to four firms by the review team that included Human Resources, IT, and the Fire Department. Ultimately, he said, the team selected NewKirk Novak based on their experience, local presence, aggressive pricing, and strong references. He then talked about the Construction Manager at Risk (CMAR) delivery method and how it allows the contractor to join the design process early with the benefit of more accurate cost estimates, designing within the budget, and having a single point of accountability because the CMAR manages all subcontractors.

Mr. Pelham reviewed the site options under review for Fire Station 6, which include reusing part of the old City Hall building, building only the apparatus bay and living quarters, and fully demolishing old City Hall and constructing new facilities.

Mr. Pelham said the Council's approval of this item covers \$20,000 for pre-construction services including participating in meetings and market pricing research. He said a Guaranteed Maximum Price (GMP) contract for full construction will be presented later as an amendment.

Lynn Newkirk and John Novak, co-founders, expressed enthusiasm and pride in being selected for the project. They said Newkirk Novak recently relocated their business headquarters to Lenexa (in the former Johnson County Library building). They talked about having an emphasis on public-purpose projects and commitment to community-focused construction.

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

COUNCILMEMBER REPORTS

Councilmember Nicks talked about recently attending a photo exhibit on homelessness in Overland Park and said he was encouraged by the City of Overland Park's interest in addressing homelessness.

STAFF REPORTS

There were no staff reports.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

There was no business from the floor.

EXECUTIVE SESSION

14. Executive session for a preliminary discussion regarding the acquisition of real property pursuant to K.S.A. 75-4319(b)(6) related to the 83rd Street, Gleason Road to Clare Road, Improvement Project

Mayor Sayers said, "I will entertain a motion to recess into executive session in the Prairie Star Conference Room for a preliminary discussion regarding the acquisition of real property pursuant to K.S.A. 75-4319(b)(6) related to the 83rd Street, Gleason Road to Clare Road, Improvement Project. Present in the executive session will be the Governing Body and the following staff members: City Manager Beccy Yocham, Deputy City Manager Todd Pelham, Community Development Director Scott McCullough, City Engineer Tim Green, and City Attorney Sean McLaughlin. The executive session will start at 7:55 PM and last 20 minutes and the open meeting will resume at 8:15 PM in the Prairie Star Conference Room."

Councilmember Williamson made a motion to recess into executive session and Councilmember Arroyo seconded the motion. Motion passed unanimously.

Mayor Sayers opened the door to the conference room and stated, "It is 8:15 PM and the Governing Body reconvened into the public meeting and no votes were taken or decisions made during the executive session, but I will entertain a motion to recess back into executive session to continue the discussion as provided in the original motion for an additional 10 minutes with the open meeting to resume in the Prairie Star Conference Room at 8:25 PM."

Councilmember Eiterich made a motion to recess back into executive session and Councilmember Herron seconded the motion. Motion passed unanimously.

Mayor Sayers opened the door to the conference room and stated, "It is 8:25 PM and the Governing Body reconvened into the public meeting and no votes were taken or decisions made during the executive session."

ADJOURN

Councilmember Handley made a motion to adjourn and Councilmember Denny seconded the motion. Motion passed unanimously.

The meeting adjourned at 8:25 PM.

/s/ Jennifer Martin
City Clerk