



## Agenda

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

**MAY 21, 2024  
7:00 PM  
COMMUNITY FORUM**

**CALL TO ORDER** Pledge of Allegiance

**ROLL CALL**

**APPROVE MINUTES** May 7, 2024 City Council meeting draft minutes (located in the Appendix)

**MODIFICATION OF  
AGENDA**

**PRESENTATIONS** Legislative Updates - Federico//Duerst

**CONSENT AGENDA** **Item Numbers 1 through 4**

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. Consideration of a final plan for Reserve at Copper Creek Phase 1 and acceptance of utility and drainage easements as shown on Reserve at Copper Creek, First Plat, for a multifamily residential development located at the northwest corner of 89th Street & Woodsonia Drive in the RP-3, RP-4, and RP-5 Zoning Districts
  - a. Approval of a final plan for Reserve at Copper Creek Phase 1
  - b. Acceptance of utility and drainage easements as shown on Reserve at Copper Creek, First Plat

*This final plan for Reserve at Copper Creek Phase 1 and the accompanying final plat for Reserve at Copper Creek, First Plat, is for a multifamily residential development located at the northwest corner of*

*89th Street & Woodsonia Drive ("Project"). The plan is for the first phase of the Copper Creek development, containing 289 units in eight buildings. The Project is zoned within the RP-3, RP-4, and RP-5 Zoning Districts. Each phase will include a clubhouse and pool amenities. The plat includes utility and drainage easements being dedicated to the City.*

2. Consideration of two resolutions approving and authorizing the Mayor to execute inspection and materials testing agreements with Olsson, Inc.
  - a. Resolution approving and authorizing the Mayor to execute an agreement with Olsson Associates, Inc. for the Falcon Ridge Estates Street Reconstruction Project

*This project consists of pavement removal and replacement, subgrade modifications, major curb and gutter replacement, and sidewalk spot replacement in Falcon Ridge Estates. The City negotiated an agreement in the amount of \$96,655 with Olsson Associates, Inc. for inspection and material testing services. The contract for the construction has not yet been awarded to a contractor.*

- b. Resolution approving and authorizing the Mayor to execute an inspection and materials testing agreement with Olsson Associates, Inc. for the Penny Green Subdivision Street Reconstruction Project

*This project consists of pavement removal and replacement, subgrade modifications, sidewalk and curb and gutter spot replacement, and streetlight upgrades within the Penny Green subdivision. The City negotiated an agreement in the amount of \$138,185 with Olsson Associates, Inc. for inspection and material testing services. The construction contract was awarded to G-B Construction at the April 16, 2024 City Council meeting.*

3. Resolution approving the possession and consumption of alcoholic liquor during Maps Coffee and Chocolate special event in Old Town Lenexa

*Maps Coffee and Chocolate ("Maps") will sponsor a customer appreciation event in Old Town Lenexa on Friday, May 31, 2024. Maps has applied for a Temporary Permit to sell alcoholic beverages at the event. The sale, possession, and consumption of alcohol at the event requires City Council approval, as well as designating the event's boundaries and identifying the public streets to be closed.*

4. Resolution approving and authorizing the Mayor to execute an agreement with Encompas Corporation for the furniture at the Lenexa Old Town Activity Center

*Workstations and furniture in private offices, conference rooms, and public gathering spaces have been selected for the Lenexa Old Town Activity Center. The total agreement amount is \$182,461.61.*

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

- 5. Consideration of an ordinance vacating a portion of the Shady Bend Road right-of-way located north of Prairie Star Parkway and repealing Ordinance 5843
  - a. Public hearing to consider a request to vacate public right-of-way located north of Prairie Star Parkway at Shady Bend Road and retaining a utility easement
  - b. Ordinance vacating public right-of-way north of Prairie Star Parkway at Shady Bend Road and retaining a utility easement

*This vacation request is to remove the original right-of-way for Shady Bend Road into the Arbor Lake subdivision. A vacation was considered in August 2021 but was never completed by the Johnson County Register of Deeds finalizing the process. This vacation will remove that original portion of Shady Bend Road that is not required for the current alignment into the subdivision. The realignment of Shady Bend Road is an improved street pattern and discourages cut-through traffic in the new Arbor Lake South subdivision.*

**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.

**ADJOURN**

## APPENDIX

6. May 7, 2024 City Council meeting draft minutes

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:** Consideration of a final plan for Reserve at Copper Creek Phase 1 and acceptance of utility and drainage easements as shown on Reserve at Copper Creek, First Plat, for a multifamily residential development located at the northwest corner of 89th Street & Woodsonia Drive in the RP-3, RP-4, and RP-5 Zoning Districts

**CONTACT:** Scott McCullough, Community Development Director

**DATE:** May 21, 2024

**ACTION NEEDED:**

Approve the final plan for Reserve at Copper Creek Phase 1 located at the northwest corner of 89th Street and Woodsonia Drive subject to the condition in the Staff Report and accept the utility and drainage easements as shown on Reserve at Copper Creek, First Plat.

**APPLICANT:**

Doug Ubben, Phelps Engineering

**OWNER:**

Copper Creek Investors, LLC

**PROPERTY LOCATION/ADDRESS:**

Northwest corner of 89th Street & Woodsonia Drive

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant is requesting final plan approval for Reserve at Copper Creek multifamily development located at the northwest corner of 89th Street and Woodsonia Drive in the RP-3, RP-4, and RP-5 Zoning Districts. This plan is for the first phase of the development, containing 289 units among eight apartment buildings. The plan shows three two-story, twelve-unit buildings along Woodsonia Drive in the RP-3 zoned portion of the site. These buildings are designed to be consistent with the scale and appearance of a large single-family home. The next tier has two- and three-story buildings in the RP-4 zoned portion of the site. The third tier includes four-story buildings along K-7 Highway in the RP-5 zoned portion of the site. The first phase of the development will include a clubhouse and pool amenities. The second phase will also have a clubhouse and pool amenities. A fenced area for an off-leash dog park is located at the northeast corner of the site.

The final plan includes a condition that all of Woodsonia Drive from 83rd Street to Prairie Star Parkway be complete and open for public use prior to the issuance of any Certificate of Occupancy for any building in the development. All construction traffic will be required to use Woodsonia Drive for access to the site.

The Governing Body approved the preliminary plan with two conditions, which have been satisfied by the applicant. One of the conditions related to the landscape buffer along Woodsonia Drive. The landscape plan submitted with the final plan shows the required Land Use Intensity (LUI) landscape buffer is provided. The preliminary landscape plan showed some of the required landscaping outside the 20-foot buffer, further from Woodsonia Drive. The plan is now revised so that all the required landscaping is within

the 20-foot buffer. The relocation of the landscape materials increases the amount of plantings between the first apartment buildings and the street. The Governing Body also included a condition that requires the owner/developer to include a statement in the apartment leases that informs the tenants of the Powder Creek shooting range on the east side of Monticello Road indicating and that noise of gunfire from the range will be heard. The owner/developer committed to providing notice of gunfire noise in the lease agreement.

The final plat includes eight lots and one tract and utility and drainage easements to be dedicated to the City.

**STAFF RECOMMENDATION:**

Approval of the final plan and acceptance of the utility and drainage easements.

**PLANNING COMMISSION ACTION:**

At the May 6, 2024, Planning Commission meeting, the final plan for Reserve at Copper Creek Phase 1 and the final plat for Reserve at Copper Creek, First Plat, were approved as part of the consent agenda. Vice-Chairman Burson entertained a motion for approval of the consent agenda. Commissioner Harber moved for approval and the motion was seconded by Commissioner Horine. The Planning Commission approved consent agenda items 1 through 4 by a unanimous voice vote.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

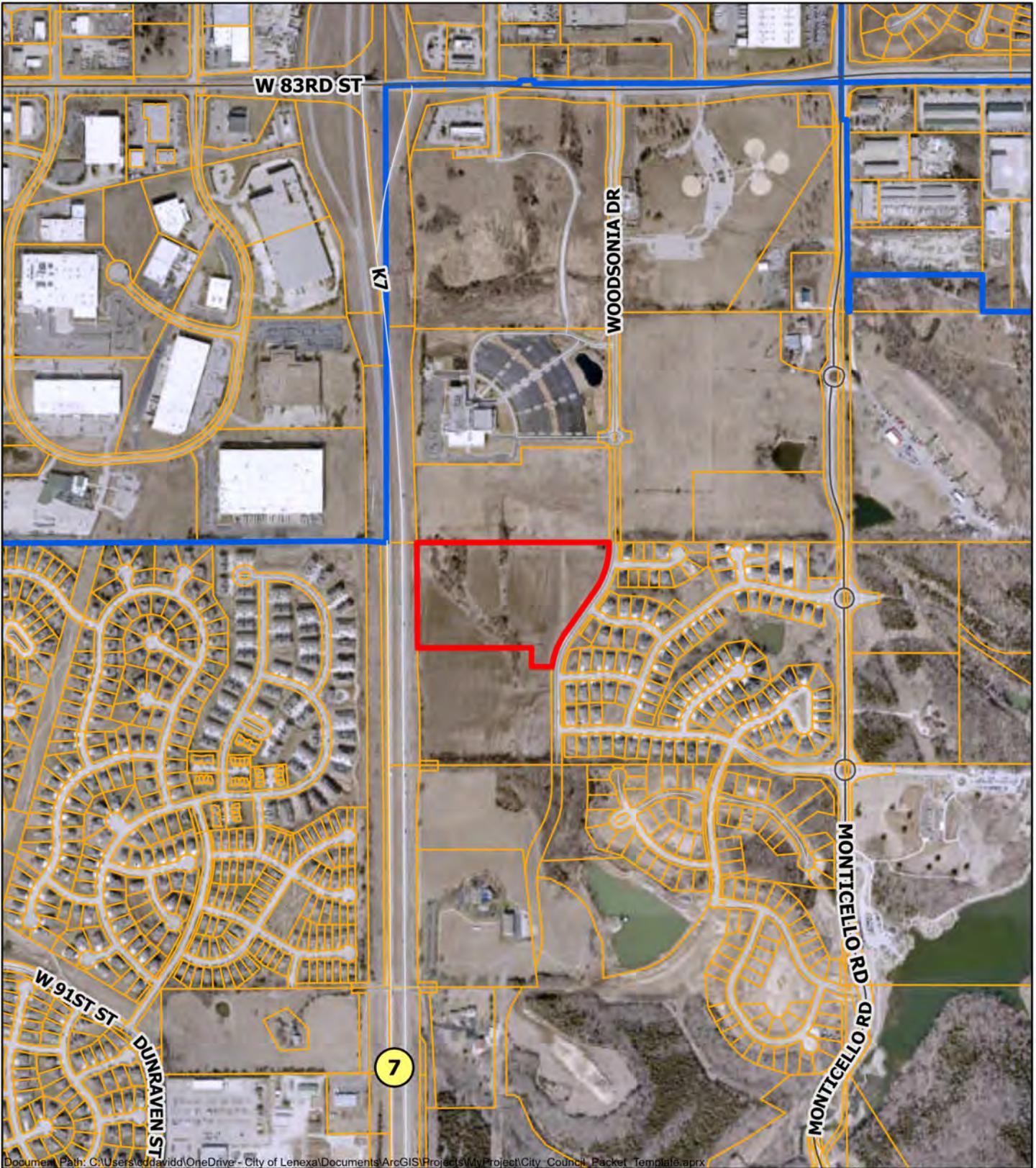
Thriving Economy

**Guiding Principles**

Responsible Economic Development

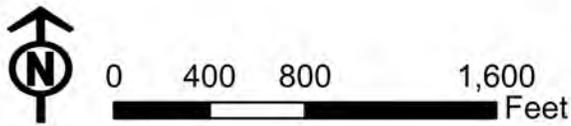
**ATTACHMENTS**

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



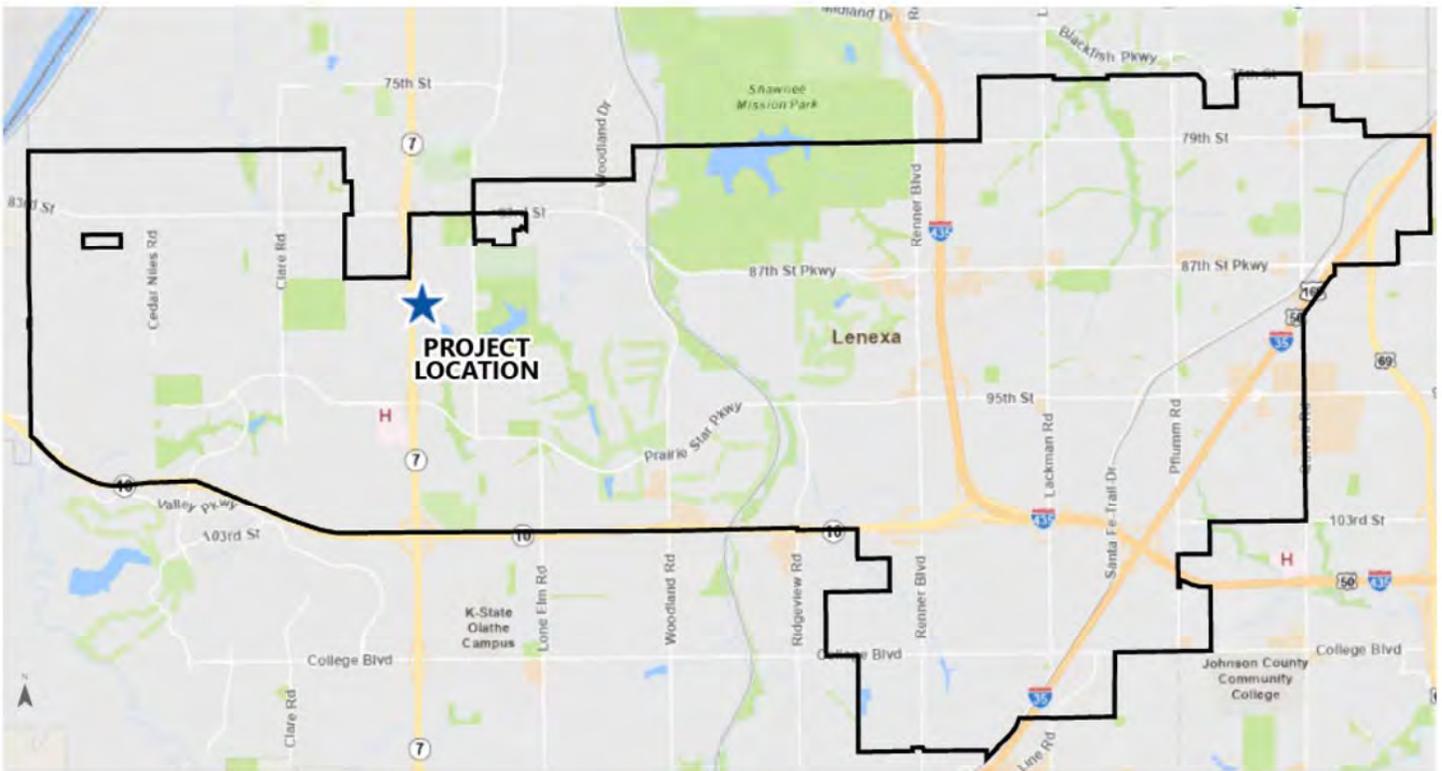
Data Source: City of Lenexa and Johnson County Kansas  
 For further information, please call 913-477-7500

## Reserve at Copper Creek



## RESERVE AT COPPER CREEK

|                       |                                |                      |   |
|-----------------------|--------------------------------|----------------------|---|
| <b>Project #:</b>     | PL24-07F and PT24-06F          | <b>Location:</b>     | Northwest corner of 89th Street and Woodsonia Drive |
| <b>Applicant:</b>     | Doug Ubben, Phelps Engineering | <b>Project Type:</b> | Final Plan and Final Plat                           |
| <b>Staff Planner:</b> | Dave Dalecky                   | <b>Proposed Use:</b> | Multifamily Residential                             |



### PROJECT SUMMARY

The applicant seeks approval of a final plan for The Reserve at Copper Creek, a multifamily residential development located at the northwest corner of 89<sup>th</sup> Street and Woodsonia Drive. The plan is for the first phase of the development containing 289 units among eight buildings. The Reserve at Copper Creek project is zoned within the RP-3, RP-4, and RP-5 Zoning Districts. The graduated zoning districts increase in intensity from east (Woodsonia Drive) to west (K-7 Highway). This first phase is the northerly part of the development and includes all three districts. Each phase will include a clubhouse and pool amenity incorporated into one of the apartment buildings. The proposed final plan is consistent with the approved preliminary plan/plat (PL24-03P), which includes a deviation for setback reduction along building setback from K-7 Highway. The submittal includes the final plat of the first phase. This project does not require a Public Hearing.

### STAFF RECOMMENDATION: APPROVAL WITH A CONDITION



## LAND USE REVIEW

The site is designated for office and employment center uses on the Future Land Use Map of the Comprehensive Plan. The site was considered for the potential of multifamily uses as an alternative to office use from the time the Watercrest Landing single-family subdivision was zoned to RP-1 for single-family development. The site was zoned to three multifamily zoning districts: RP-3, RP-4, and RP-5. The zoning is in a tiered pattern that progressively increases in density from east to west.



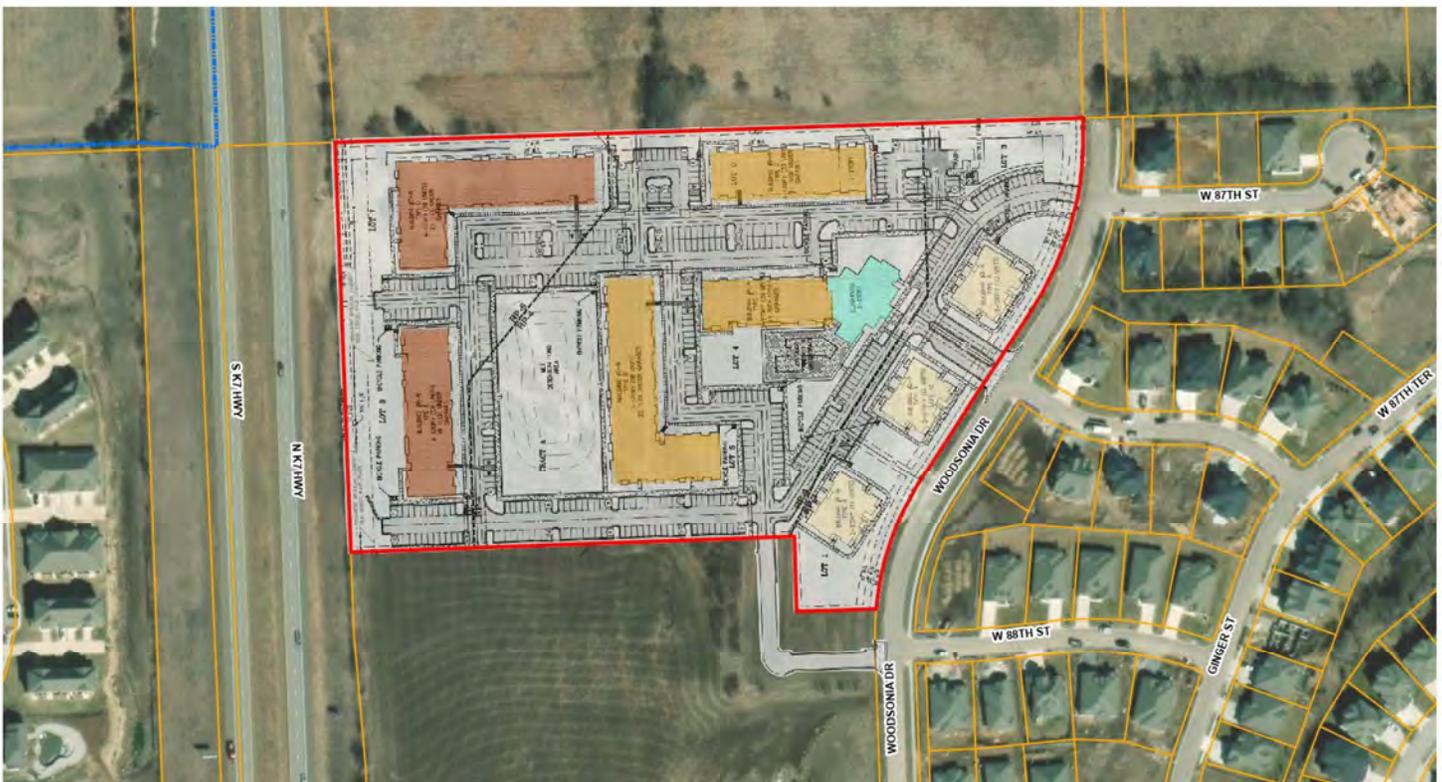
**TABLE 1: COMPARISON OF SURROUNDING PROPERTIES**

| Vicinity                | Land Use Designation  | Zoning  | Current Use  |
|-------------------------|---|---|--|
| <b>Subject Property</b> | Office/Employment Center  | RP-3, Residential Planned (Medium-Density) District, RP-4, Residential Planned (High-Density) District, and, RP-5, Residential Planned (High-Rise, High-Density) District | Undeveloped land   |
| <b>North</b>            | Public/Open Space   | RP-1, Residential Planned Single-Family (Low-Density) District  | Church, Westside Family Church Campus                                  |
| <b>South</b>            | Office/Employment Center  | RP-3, Residential Planned (Medium-Density) District<br>RP-1, Residential Planned Single-Family (Low-Density) District   | Undeveloped land   |
| <b>East</b>             | Office/Employment Center, Medium Density Residential, Suburban Density Residential, and Low-Density Residential | RP-2, Residential Planned (Intermediate Density), and CP-2, Planned Community Commercial District   | Single-Family Subdivision, Watercrest Landing                          |
| <b>West</b>             | Medium Density Residential (across K-7 Highway)   | RP-3, Residential Planned (Medium-Density) District (across K-7 Highway)  | Multifamily Residential, Townhomes at the Reserve (across K-7 Highway) |

## FINAL PLAN REVIEW

The proposed development is the first phase of the Reserve at Copper Creek multifamily residential development. The overall project contains 529 units on 27 acres and this first phase contains 289 units on 14.41 acres. This phase contains eight buildings; the buildings are consistent with the approved preliminary plan. The easterly part of the site, zoned RP-3, contains three, two-story buildings. The central part contains two- and three-story buildings and the westerly part of the site contains two four-story buildings. The clubhouse and pool amenity are attached to an apartment building in the central part of the site. An additional amenity is a dog park located at the northeast corner of the site.

This phase of the development will have three access drives onto Woodsonia Drive. The drives will align with the streets in Watercrest Landing. The northerly street is a cul-de-sac, and the other two streets are indirect connections to Monticello Road. The intent is to discourage circulation through Watercrest Landing to access the Reserve at Copper Creek development. The most efficient means to access the sounding street network is to travel either north or south on Woodsonia Drive to 83<sup>rd</sup> Street or Prairie Star Parkway. All construction traffic is required to use Woodsonia Drive to access this site.



*Exhibit 2: Reserve at Copper Creek phase 1 site plan.*

**PUBLIC IMPROVEMENTS**

The development is required to complete Woodsonia Drive from 83<sup>rd</sup> Street to Prairie Star Parkway. Sections of the street are currently in place. The incomplete sections of Woodsonia Drive must be built prior to the issuance of any form of Certificate of Occupancy, including Temporary Certificate of Occupancy for the buildings.

Permits and/or construction activity prior to completion of the full Woodsonia Drive, based on an approved access gained from the incomplete section of Woodsonia Drive at the north end of the site, may be possible. Approval of the project is conditional of the completion of the sections of Woodsonia Drive.



*Exhibit 3: Woodsonia Drive sections.*

## PARKING

The development will include surface parking and “tuck-under” garage spaces for residents and visitors. The overall project requires 962 parking spaces. The preliminary plan exceeds the minimum parking requirement by 21 parking spaces. The first phase of the development provides 537 parking spaces, exceeding the minimum parking requirement by 10 parking spaces. Bicycle parking (a paved space with bike racks) will be located throughout the development next to each apartment building. A space, or multiple spaces, where groups of four bike racks will be located next to each apartment building.

**TABLE 3: PARKING ANALYSIS**

| Land Use            | Parking Formula                  | Required Parking | Proposed Parking | Difference |
|---------------------|----------------------------------|------------------|------------------|------------|
| Multifamily         | 1 space per efficiency unit      |                  |                  |            |
| 17 efficiency units | 1.5 space per 1-bedroom unit     |                  |                  |            |
| 154 1-bedroom units | 1.75 spaces per 2-bedroom unit   | 527              | 537              | + 10       |
| 118 2-bedroom units | 2 spaces per 3+ bedroom unit     |                  |                  |            |
| 212 total units     | .25 spaces per unit for visitors |                  |                  |            |
| Bicycle             | 1 space per 5 units              | 58               | 60               | + 2        |
| 289 total units     |                                  |                  |                  |            |

## STORMWATER

The applicant submitted a final stormwater management plan/study for the proposed property that indicates the intent to meet the City’s stormwater standards and requirements.

## FIRE PREVENTION

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

## LIGHTING

The site will contain parking lighting throughout the parking lot and additional site lighting with building mounted fixtures and other decorative light fixtures for sidewalks and pedestrian areas. A photometric plan has been provided that complies with the light requirements [Section 4-1-C-4-I](#) of the Unified Development Code (UDC). Parking lot light fixtures shall use shields for the fixtures along the periphery of the site to reduce light spilling onto adjacent development.

## LANDSCAPING

The site will have substantial landscaping around the periphery, throughout the parking areas and around each building. The City Council approved the Preliminary Plan with additional conditions. One of the conditions related to the provision of a landscape buffer along Woodsonia Drive. The landscape plan shows the required Land Use Intensity (LUI) landscape buffer is provided. The preliminary plan showed some of the required landscaping outside of the 20-foot buffer, further from Woodsonia Drive. The plan is now revised so that all the required landscaping is within the 20-foot buffer. The relocation of the landscape materials increases the amount of plantings between the first apartment buildings and the street.



**ARCHITECTURE**

The overall development consists of two phases. Each phase will have a unique style of architecture. This northern phase is a contemporary style of architecture. The buildings incorporate geometric forms with long horizontal lines. The roof lines are interrupted with low pitched articulations. The material palette is brick, stucco, lap siding, vertical and horizontal oriented metal panel, and wood panel. The building colors are gray, light tan, green and brown. The buildings may use a mix of colors to provide differentiation among the buildings. The additional colors will be in the same family of earth tone colors.



*Exhibit 5: Three-story apartment building elevation.*

The buildings contain several plane changes and variation along the façades, multiple window sizes and use of accents and detail elements. The buildings will have metal railing around the patio spaces and a metal awning above the top floor windows. The patios and awnings will use a suspended detail as a design element to carry the modern style motif.

The clubhouse and pool amenity are interconnected with one of the apartment buildings. The clubhouse is a one-story structure with clerestory elements. The clubhouse is an easily identified feature of the development.



*Exhibit 6: Clubhouse, attached to three-story apartment building.*

The development is designed to transition in scale and density from east to west. The buildings along the east side of the site are to be similar in scale and in design features to a single-family house. These buildings will each contain 12 apartments. The buildings are all two-stories and will use pitched roofs with several gables and hip-roof elements. The 12-unit apartment buildings will include several wall articulations and materials changes along the façades to resemble the character of a single-family home.



*Exhibit 7: Two-story, 12-unit apartment building elevations.*

The buildings will be two-, three-, and four-stories tall. The four-story buildings will be on the west side of the site along K-7 Highway. All the building in the first phase will use the same palette of materials, geometric forms, accent features and design details.



***Exhibit 8: Four-story apartment building.***

The three- and four-story apartment buildings will have garage spaces on the ground floor. These garage spaces are referred to as “tuck-under” garages. The tuck-under garages will span the length of the apartment buildings. The ground floor façade of the building that faces the interior of the site will have a series of garage doors. The site is designed so that the “long” façade of the buildings face north or south, except for the building along the west side of the site so the series of garages are the least visible from Woodsonia Drive.



***Exhibit 9: Three-story apartment building with tuck-under garages.***

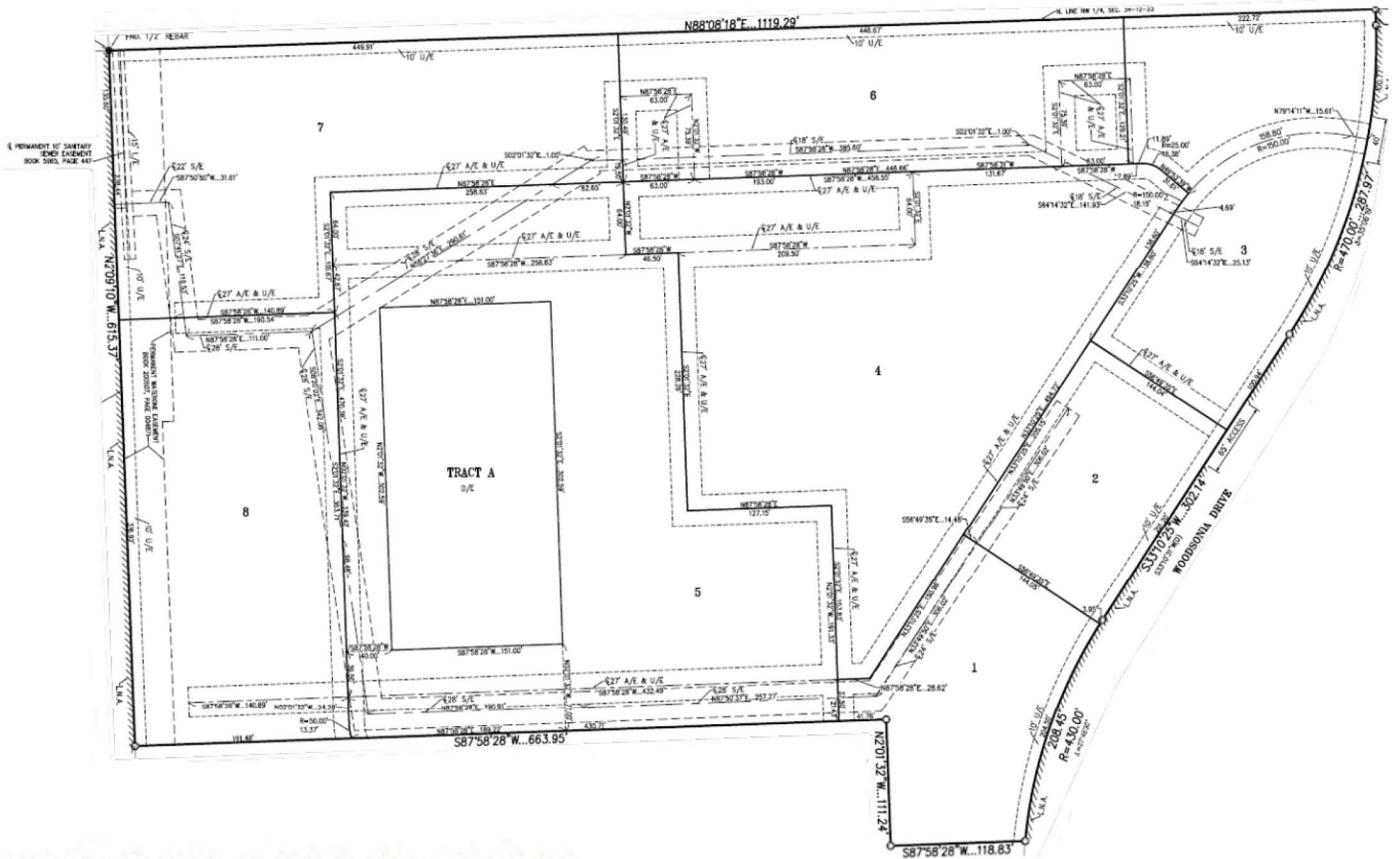
Each building will have a location where electrical meters are mounted. This is referred to as the “meter bank.” The meter bank is located at an inconspicuous position on the building so it is not as visible from the street and where landscaping can be used to further obscure visibility of the meters.

## FINAL PLAT REVIEW

A final plat is provided with the final plan. A preliminary plat of the entire site was approved together with the preliminary plan in March 2024 (PL24-03P). This final plat is for the first phase of development.

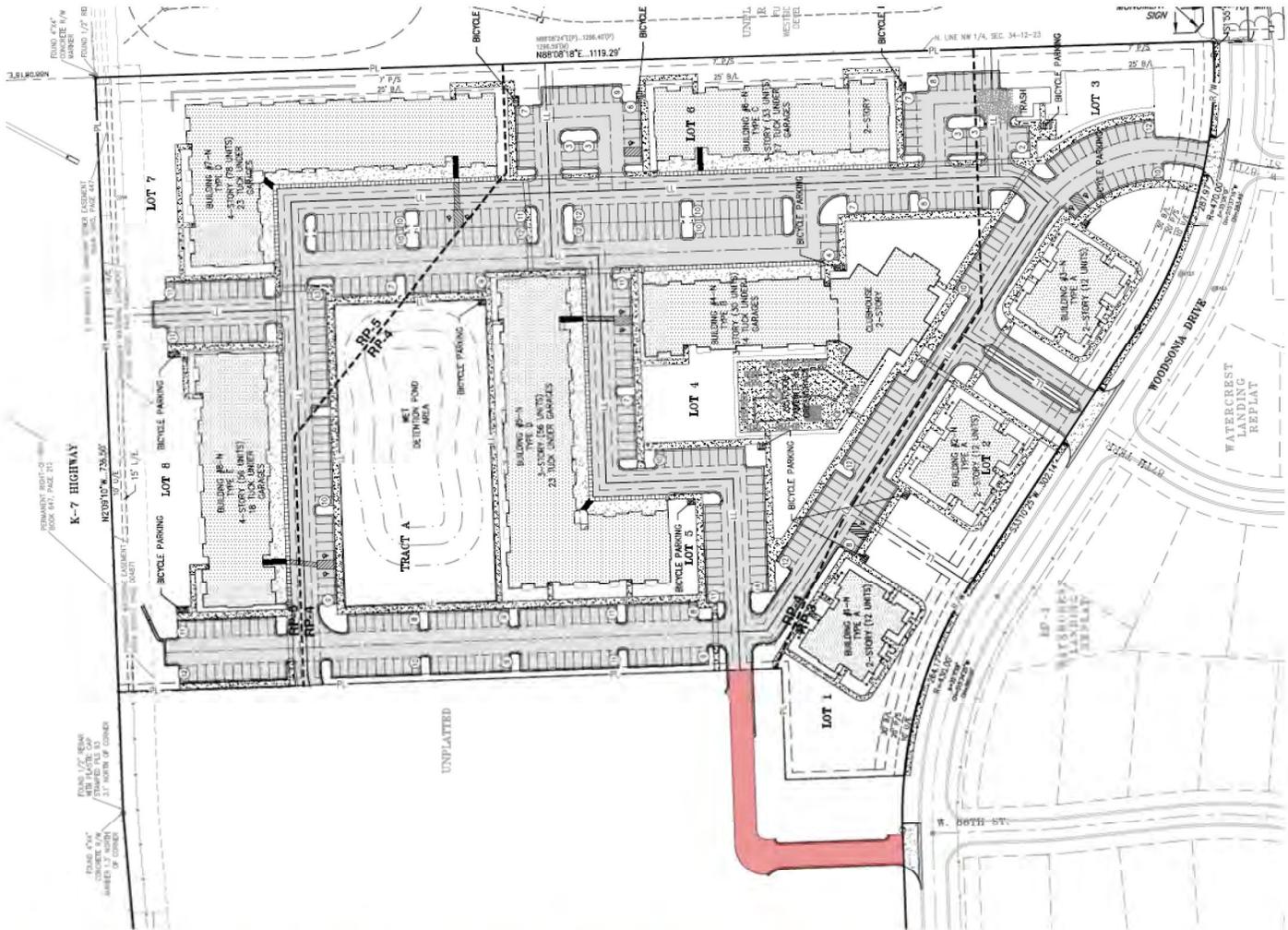
The 627,905 SF (14.41 ac) plat is divided into eight lots and one tract. The applicant proposes that each building be built within a separate lot. This is not a common development pattern for a multifamily project. The purpose that each building is with its separate lot is due related to the construction of Woodsonia Drive. Each lot is expected to have an assessment for the cost of Woodsonia Drive.

The plat will include easements dedicated to the City and a sewer easement dedicated to Johnson County Wastewater District. Tract A will include a drainage easement. Easements for access and utilities are provided throughout the plat.



**Exhibit 10: The Reserve at Copper Creek Final Plat**

A drive entrance that extends to the south of the plat connecting to Woodsonia Drive. This drive entrance is the location of the permanent drive on the next phase of the development. This drive is outside of the plat boundary of the first phase of the project. The access easement will be dedicated by separate document.



**Exhibit 11: Drive extension requires an easement by separate document (shown in red).**

## DEVIATIONS

The applicant received approval for deviations with the approval of the preliminary plan. The deviation that is included with this first phase of the development is the reduction of the freeway special setback. [Section 4-1-B-26-C-1](#) of the UDC requires a 100-foot setback adjacent to Interstate and State Highways. The project is adjacent to K-7 Highway. At the time of the preliminary plan consideration for the project, a request to reduce this setback was made for parking and for the buildings on the west side of the site. The deviation was granted for the reduction to the setback. The deviation varies for buildings and for parking areas. The buildings encroach into the setback up to 19 feet and the parking encroaches up to 52 feet. This deviation was granted with the preliminary plan.

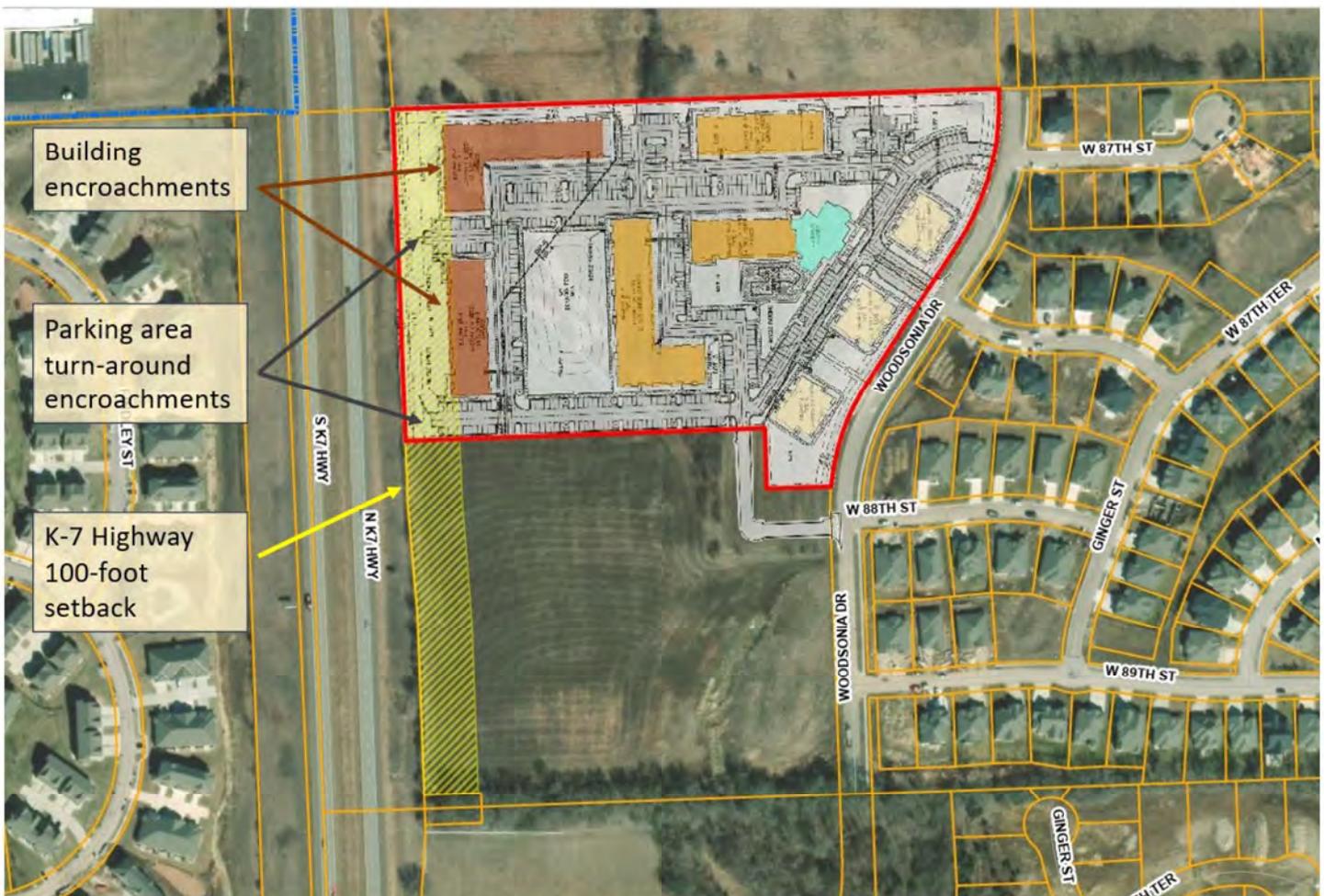


Exhibit 12: Special setback deviations (approved with preliminary plan).

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## REVIEW PROCESS

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- The City Manager has requested the final plan for The Reserve at Copper Creek be considered by the Governing Body. The item is tentatively scheduled for the May 21, 2024 City Council meeting.
  - The City Council added two conditions to the approval of the preliminary plan. One condition regarding the landscape buffer along Woodsonina Drive and a condition that requires the owner/developer to include a statement in the leases that informs the tenants of the Powder Creek shooting range on the east side of Monticello Road indicating and that noise for gunfire from the range will be heard.

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## NEXT STEPS

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- The final plat must be recorded with Johnson County prior to permits being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements and development fees.

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## RECOMMENDATION FROM PROFESSIONAL STAFF

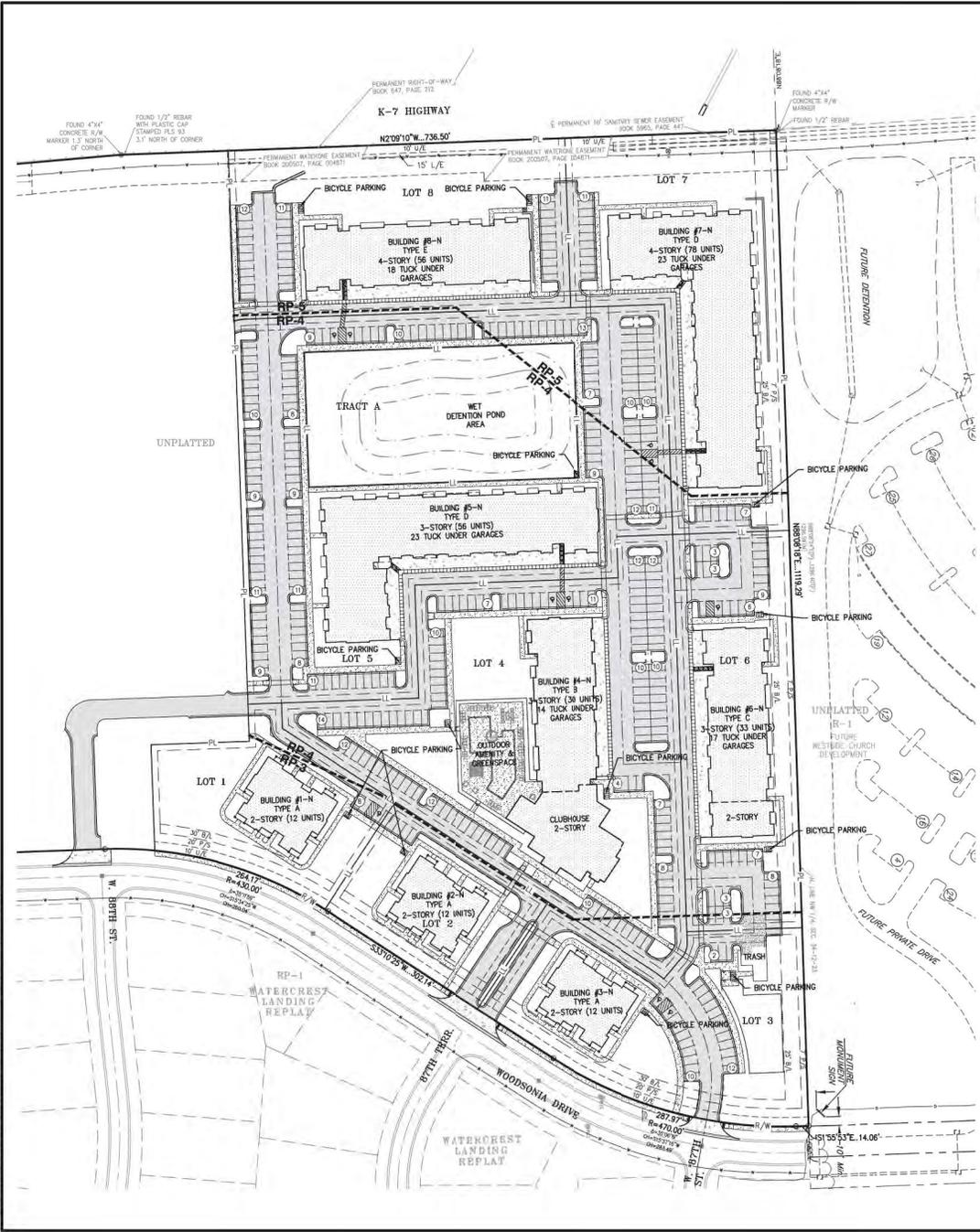
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- ★ **Staff recommends approval of the proposed Final Plan/Plat for The Reserve at Copper Creek.**
  - This is a final plan/plat for a multifamily residential development consisting of five multifamily buildings.
  - The project is consistent with Lenexa's goals through *Responsible Economic Development* to create a *Thriving Economy* and *Vibrant Neighborhoods*.

### FINAL PLAN/PLAT

Staff recommends **approval** of the final plan/plat for PL24-07F and PT24-06F – **The Reserve at Copper Creek** located at the northwest corner of 89<sup>th</sup> Street and Woodsonia Drive for a multifamily residential use with the following condition:

1. Prior to the issuance of any form of Certificate of Occupancy for any building, Woodsonia Drive shall be complete and open to the public from 83<sup>rd</sup> Street to Prairie Star Parkway.



**LEGAL DESCRIPTION:**

All that part of the Northwest Quarter of Section 34, Township 12 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described by Phelps Engineering, Inc., on January 28, 2024, for Project 230004, as follows:

Commencing at the Northwest corner of said Section 34; thence N 89°08'18" E, along the North line of the Northwest Quarter of said Section 34, a distance of 177.50 feet, to a point on the East Right-of-Way line of K-7 Highway, as now established, said point also being the Point of Beginning; thence continuing along said North line, of said Northwest Quarter of said Section 34, N 89°08'18" E, a distance of 118.20 feet, to a point on the Westerly Right-of-Way line of Woodsonia, as now established; thence Southerly along said Westerly Right-of-Way line for the following four (4) courses: thence S 1°53'57" E, a distance of 14.08 feet; thence Southerly on a curve to the right, said curve being tangent to the last described course and having a radius of 470.52 feet, an arc distance of 287.57 feet; thence S 3°10'28" W, a distance of 302.14 feet; thence Southerly on a curve to the left, said curve being tangent to the last described course and having a radius of 430.00 feet, an arc distance of 208.45 feet; thence S 87°58'28" W, a distance of 118.83 feet; thence N 2°01'52" W, a distance of 111.24 feet; thence S 87°58'28" W, a distance of 483.88 feet, to a point on the East Right-of-Way line of said K-7 Highway; thence N 2°09'10" W along said East Right-of-Way line of said K-7 Highway, a distance of 612.37 feet, to the Point of Beginning, containing 627,004 square feet or 14,414.47 acres, more or less, of unplattd land.

**GROSS AREA = 344.4147 ACRES / 8827,904 SQ.FT.**

**FLOOD NOTE:**

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LENEXA, COMMUNITY NO. 200768, JOHNSON COUNTY, KANSAS, MAP NO. 2009100320, AND DATED AUGUST 3, 2009.

**PREPARED & SUBMITTED BY:**

PHelps ENGINEERING, INC.  
1270 N. WINCHESTER  
OLATHE, KS 66061  
913-393-1155 OFFICE  
913-393-1186 FAX  
CONTACT: ADRI CLAUSSIN, P.E.

**OWNER/DEVELOPER:**

OAK IQ INVESTMENTS LLC  
4050 PENNSYLVANIA AVE.  
SUITE 115-6332  
KANSAS CITY, MO 64111  
ATTN: MARK LEATHERSOLE  
EMAIL: A.MARK@OAKIQ.COM



VICINITY MAP  
SEC. 34-12-23  
SCALE: 1"=400'

| PARKING DATA  | PHASE I |              |
|---|---------|--------------|
|   | STUDIO  | (Apartments) |
| Total Units   | 289     |              |
| Studio  | 37      |              |
| 1 Bedroom   | 134     |              |
| 2 Bedroom   | 118     |              |
| Standard Parking Provided                             | 431     |              |
| Garage Parking Provided                               | 92      |              |
| Driveway Parking Provided                             | 0       |              |
| Handicap Parking Spaces Provided (Standard)           | 3       |              |
| Handicap Parking Spaces Provided (Garage)             | 3       |              |
| Total Parking Provided                                | 531     |              |
| Number of Parking Spaces per Unit Provided            | 1.9     |              |
| Number of Parking Spaces per Unit Required            |         |              |
| Studio (3.00 spaces/unit + 0.25 guest spaces/unit)    | 37      |              |
| 1 Bedroom (1.20 spaces/unit + 0.25 guest spaces/unit) | 23      |              |
| 2 Bedroom (1.75 spaces/unit + 0.25 guest spaces/unit) | 207     |              |
| Guest Spaces (25 Per Unit)                            | 72      |              |
| Total Parking Required                                | 527     |              |
| Handicap Parking Spaces Required                      | 11      |              |
| Bicycle Parking                                       |         |              |
| Required  | 58      |              |
| Provided  | 62      |              |

| SITE DATA                    | PHASE I                |                         |
|------------------------------|------------------------|-------------------------|
|                              | SITE AREA              | 652,282 S.F. / 14.97 AC |
| RP-5                         | 366,790 S.F. / 8.33 AC |                         |
| RP-4                         | 130,837 S.F. / 3.00 AC |                         |
| RP-3 (NET)                   | 130,818 S.F. / 3.00 AC |                         |
| RP-3 (WOODSONIA R/W)         | 24,377 S.F. / 0.56 AC  |                         |
| RP-3 (GROSS)                 | 155,195 S.F. / 3.56 AC |                         |
| DWELLING UNITS               |                        |                         |
| RP-5                         | 134                    |                         |
| RP-4                         | 119                    |                         |
| RP-3                         | 36                     |                         |
| ZONING                       | RP-3/RP-4/RP-5         |                         |
| DENSITY - UNITS PER ACRE     |                        |                         |
| RP-5                         | 33 UNITS/AC            |                         |
| RP-4                         | 35 UNITS/AC            |                         |
| RP-3                         | 16 UNITS/AC            |                         |
| RP-3                         | 10 UNITS/AC            |                         |
| DENSITY (MAX. PER ACRE RP-5) | 36 UNITS/AC            |                         |
| DENSITY (MAX. PER ACRE RP-4) | 16 UNITS/AC            |                         |
| DENSITY (MAX. PER ACRE RP-3) | 12 UNITS/AC            |                         |

- LEGEND**
- PL — PROPERTY LINE
  - LL — LOT LINE
  - - - - - RIGHT-OF-WAY
  - - - - - STANDARD DUTY ASPHALT PAVEMENT
  - - - - - HEAVY DUTY ASPHALT PAVEMENT
  - - - - - CONCRETE PAVEMENT
  - - - - - CONCRETE SIDEWALK
  - - - - - PROPOSED BUILDING
  - - - - - ZONING LINE
  - - - - - BUILDING SETBACK LINE
  - - - - - PARKING SETBACK LINE



UTILITY NOTES:  
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



PHelps ENGINEERING, INC.  
1270 N. WINCHESTER  
OLATHE, KANSAS 66061  
913-393-1155  
WWW.PHELPSENGINEERING.COM



**SITE PLAN OVERALL**  
THE RESERVE AT COPPER CREEK - PHASE I  
LENEXA, KANSAS

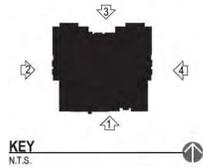
| PROJECT NO. | DATE                             | BY                 | CHKD.         |
|-------------|----------------------------------|--------------------|---------------|
| 230004      | 04/22/2024                       | ADRI CLAUSSIN      | ADRI CLAUSSIN |
| NO.         | DATE <td>BY <td>CHKD. </td></td> | BY <td>CHKD. </td> | CHKD.         |
| 1           | 04/22/2024                       | ADRI CLAUSSIN      | ADRI CLAUSSIN |
| 2           |                                  |                    |               |
| 3           |                                  |                    |               |
| 4           |                                  |                    |               |
| 5           |                                  |                    |               |
| 6           |                                  |                    |               |
| 7           |                                  |                    |               |
| 8           |                                  |                    |               |
| 9           |                                  |                    |               |
| 10          |                                  |                    |               |

SHEET  
**C1.0**



**MATERIAL LEGEND**

-  BRICK VENEER
-  STUCCO
-  STUCCO
-  LAP SIDING
-  WOOD PANEL
-  VERTICAL LAP SIDING



**4 RIGHT ELEVATION**  
Scale: 1/8" = 1'-0"



**3 REAR ELEVATION**  
Scale: 1/8" = 1'-0"



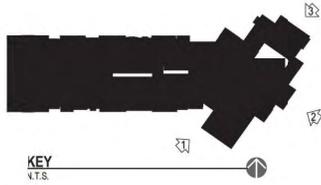
**2 LEFT ELEVATION**  
Scale: 1/8" = 1'-0"



**1 FRONT ELEVATION - VIEW FROM WOODSONIA**  
Scale: 1/8" = 1'-0"

**MATERIAL LEGEND**

|  |              |
|--|--------------|
|  | BRICK VENEER |
|  | STUCCO       |
|  | STUCCO       |
|  | LAP SIDING   |
|  | WOOD PANEL   |



**3 NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



**2 EAST ELEVATION**  
Scale: 1/8" = 1'-0"



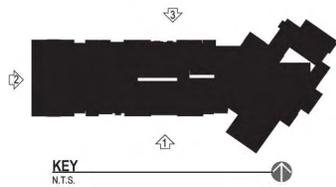
**1 SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"



**3 REAR ELEVATION**  
Scale: 1/8" = 1'-0"

**MATERIAL LEGEND**

|  |              |
|--|--------------|
|  | BRICK VENEER |
|  | STUCCO       |
|  | STUCCO       |
|  | LAP SIDING   |
|  | WOOD PANEL   |



**2 LEFT ELEVATION**  
Scale: 1/8" = 1'-0"



**1 FRONT ELEVATION**  
Scale: 1/8" = 1'-0"



4 REAR ELEVATION  
Scale: 1/8" = 1'-0"



3 LEFT ELEVATION  
Scale: 1/8" = 1'-0"

MATERIAL LEGEND

|  |              |
|--|--------------|
|  | BRICK VENEER |
|  | STUCCO       |
|  | STUCCO       |
|  | LAP SIDING   |
|  | WOOD PANEL   |



2 RIGHT ELEVATION  
Scale: 1/8" = 1'-0"



1 FRONT ELEVATION  
Scale: 1/8" = 1'-0"

**MATERIAL LEGEND**

|  |              |   |            |
|--|--------------|---|------------|
|  | BRICK VENEER |  | LAP SIDING |
|  | STUCCO       |  | WOOD PANEL |
|  | STUCCO       |   |            |



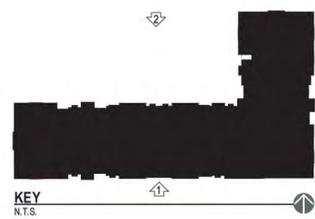
**2 REAR ELEVATION**  
Scale: 1/8" = 1'-0"



**1 FRONT ELEVATION**  
Scale: 1/8" = 1'-0"

**MATERIAL LEGEND**

|  |              |  |            |
|--|--------------|--|------------|
|  | BRICK VENEER |  | LAP SIDING |
|  | STUCCO       |  | WOOD PANEL |
|  | STUCCO       |  |            |



**2 REAR ELEVATION**  
Scale: 1/8" = 1'-0"



**1 FRONT ELEVATION**  
Scale: 1/8" = 1'-0"

# FINAL PLAT OF RESERVE AT COPPER CREEK, FIRST PLAT

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF  
SECTION 34, TOWNSHIP 12 SOUTH, RANGE 23 EAST, IN THE  
CITY OF LENEXA, JOHNSON COUNTY, KANSAS

**DESCRIPTION**

All that part of the Northwest Quarter of Section 34, Township 12 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described by Phelps Engineering, Inc., on January 29, 2024, for project 230904, as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 34; thence N 88°08'18" E, along the North line of the Northwest Quarter of said Section 34, a distance of 177.30 feet, to a point on the East Right-of-Way line of K-7 Highway, as now established, said point also being the Point of Beginning; thence continuing along said North line, of said Northwest Quarter of said Section 34, N 88°08'18" E, a distance of 118.29 feet, to a point on the Western Right-of-Way line of Woodstock, as now established; thence Southwesterly along said Western Right-of-Way line for the following four (4) courses; thence S 1°04'53" E, a distance of 14.06 feet; thence Southwesterly on a curve to the right, said curve being tangent to the last described course and having a radius of 470.00 feet, an arc distance of 287.97 feet; thence S 33°10'25" W, a distance of 302.14 feet; thence Southwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 430.00 feet, an arc distance of 208.46 feet; thence S 87°58'28" W, a distance of 118.83 feet; thence N 2°01'32" W, a distance of 112.24 feet; thence S 87°58'28" W, a distance of 68.95 feet, to a point on the East Right-of-Way line of said K-7 Highway; thence N 2°09'10" W, along said East Right-of-Way line of said K-7 Highway, a distance of 615.37 feet, to the Point of Beginning, containing 627,904 square feet or 14,447 acres, more or less, of unplatted land.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "RESERVE AT COPPER CREEK, FIRST PLAT."

An easement or license is hereby granted to the City of Lenexa, Johnson County, Kansas, to locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., above, over and under those areas outlined hereon and designated on this plat as "Utility Easement." No above ground facilities associated with the uses herein permitted shall be constructed, located or maintained in any area of the utility easement that crosses or intersects with a drainage easement.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Johnson County Wastewater of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of Johnson County Wastewater. Any planting of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

An easement or license to enter upon, locate, construct and maintain or authorize, the location, construction or maintenance and use of conduits, pipes, wires, manholes, surface drainage facilities and other similar facilities, over, over and under those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Lenexa, Kansas. Drainage Easements shall remain free of fences, shrubs, and other obstacles that would restrict the flow of drainage. The City of Lenexa is under no obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and in no event shall this easement be construed to impose any such obligation on the City of Lenexa.

Tract "A" as shown hereon are intended to be used as private open space, detention facilities, and landscaping. Said Tract shall be owned and maintained by the undersigned proprietor, their heirs and successors of property as shown on this plat.

**CONSENT TO LEVY**

The undersigned proprietor of the property shown on this plat does hereby consent and agree that the Board of County Commissioners of Johnson County, Kansas, and the City of Lenexa, Kansas, shall have the power to release such land proposed to be dedicated for public use and thoroughfares, or parts thereof, for public use from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land so dedicated shall be paid and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

**EXECUTION**

IN TESTIMONY WHEREOF, undersigned proprietors, owner of the above described tract, has caused this instrument to be executed by its Members this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MVP, INC., a Kansas corporation, as to undivided 25.00% interest ("MVP");  
 \_\_\_\_\_ Managing Member  
 Royal Blue Enterprises, LLC, a Kansas limited liability company, as to an undivided 25.00% interest ("RBE");  
 \_\_\_\_\_ Managing Member

Real Deal Investments, LLC, a Kansas limited liability, as to undivided 25.00% interest ("ROI");  
 \_\_\_\_\_ Managing Member

DHS Properties, LLC, a Kansas limited liability, as to undivided 25.00% interest ("DHS");  
 \_\_\_\_\_ Managing Member

STATE OF KANSAS )  
 )  
 COUNTY OF JOHNSON )

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public, in and for the said County and State, came the Owner, Managing Member of MVP, INC., a Kansas corporation, as to undivided 25.00% interest ("MVP"); Royal Blue Enterprises, LLC, a Kansas limited liability company, as to an undivided 25.00% interest ("RBE"); Real Deal Investments, LLC, a Kansas limited liability, as to undivided 25.00% interest ("ROI"); DHS Properties, LLC, a Kansas limited liability, as to undivided 25.00% interest ("DHS"); duly organized and existing under and by virtue of the laws of the State of Kansas, who is personally known to me to be such member, and who is personally known to me to be the same person who executed as such member the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public: \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

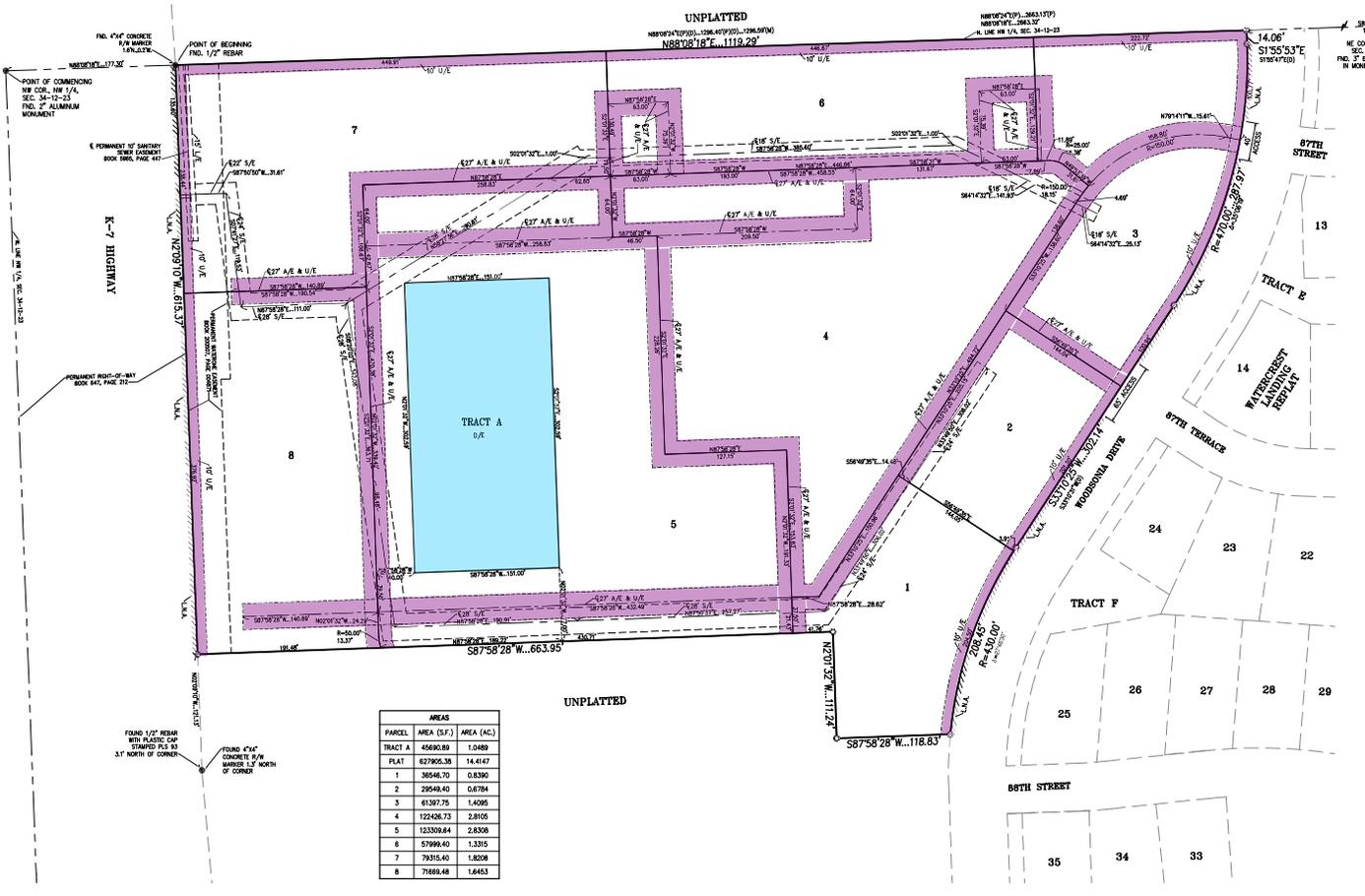
Printed Name: \_\_\_\_\_

APPROVED by the Planning Commission of the City of Lenexa, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman: Chris Pass

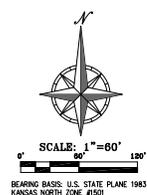
ACCEPTED by the Governing Body of the City of Lenexa, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor: Julie Soyars  
 ATTEST: City Clerk: Jennifer Martin

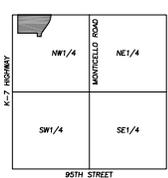


| AREAS   |                |            |
|---------|----------------|------------|
| PANEL   | AREA (SQ. FT.) | AREA (AC.) |
| TRACT A | 45890.89       | 1.0489     |
| PLAT    | 627905.38      | 14.4147    |
| 1       | 38546.70       | 0.8390     |
| 2       | 29549.40       | 0.6784     |
| 3       | 61387.75       | 1.4096     |
| 4       | 124426.73      | 2.8106     |
| 5       | 123309.84      | 2.8308     |
| 6       | 57999.40       | 1.3315     |
| 7       | 79316.40       | 1.8208     |
| 8       | 71689.48       | 1.6453     |

**FLOOD NOTE:**  
 THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LENEXA, KANSAS, CONSULTANT NO. 20066, JOHNSON COUNTY, KANSAS, MAP NO. 200900047G AND DATED AUGUST 3, 2008.



- LEGEND**
- DENOTES SET 1/2" x 24" REBAR W/PHILIPS CAP.
  - CLS-R2 PLASTIC CAP
  - DENOTES FOUND MONUMENT AS DESCRIBED
  - U/E DENOTES UTILITY EASEMENT
  - A/E DENOTES ACCESS EASEMENT
  - (M) DENOTES MEASURED
  - (PT) DENOTES PLATTED
  - S/S/E DENOTES SANITARY SEWER EASEMENT
  - DENOTES LIMITS OF NO ACCESS



**LOCATION MAP**  
 Sec. 34-12-23



PHILIPS ENGINEERING, INC.  
 ENGINEERING  
 SURVEYING  
 PLANNING  
 CONSULTANTS

**PHILIPS ENGINEERING, INC.**  
 2020 N. 11th Street  
 Lenexa, Kansas 66041  
 (913) 399-7900  
 Fax: (913) 399-7900

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## CALL TO ORDER

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Vice-Chairman Burson called the regular meeting of the Lenexa Planning Commission to order at 7:40 p.m. on Monday, May 6, 2024. The meeting was held in the Community Forum at Lenexa City Hall at 17101 W. 87<sup>th</sup> Street Parkway, Lenexa, Kansas.

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## ROLL CALL

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### COMMISSIONERS PRESENT

Vice-Chairman Mike Burson  
Commissioner Ben Harber  
Commissioner Brenda Macke  
Commissioner David Woolf  
Commissioner Don Horine  
Commissioner John Handley  
Commissioner Cara Wagner  
Commissioner Curt Katterhenry

### COMMISSIONERS ABSENT

Chairman Chris Poss

### STAFF PRESENT

Scott McCullough, Director of Community Development  
Steven Shrout, Assistant City Attorney II  
Will Sharp, Planning Specialist I  
Gloria Lambert, Senior Administrative Assistant

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## APPROVAL OF MINUTES

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The minutes of the April 1, 2024 meeting were presented for approval. Vice-Chairman Burson entertained a motion to **APPROVE** the minutes. Moved by Commissioner Katterhenry, seconded by Commissioner Woolf, and **APPROVED** by a unanimous voice vote.

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## CONSENT AGENDA

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1. **Central Bank - Consideration of a final plan for a new bank located approximately at the southeast corner of Prairie Star Parkway and Ambassador Drive within the PUD, Planned Unit Development District. PL24-06F**
2. **Reserve at Copper Creek - Consideration of a final plan and final plat for phase one of a multifamily residential development located approximately at the northwest corner of 89th Street and Woodsonia Drive within the RP-3, Residential Planned (Medium-High Density), RP-4, Residential Planned (High Density), and RP-5, Residential Planned (High-Rise, High Density) Districts. PL24-07F, PT24-06F**

3. **Watercrest Landing - Consideration of a final plan to revise private trail amenity plans within the subdivision located approximately at 90th Street between Woodsonia Drive & Monticello Road within the RP-1, Residential Planned (Low Density) District. PL24-05FR**
4. **Prairie View at Creekside Woods 4th Plat Revised Final Plat - Consideration of a revised final plat to replant three single-family residential lots located at 9341 Carbondale Street within the RP-1, Planned Residential (Low Density) District. PT24-03FR**

Vice-Chairman Burson entertained a motion to **APPROVE** Consent Agenda Items 1-4. Moved by Commissioner Harber, seconded by Commissioner Horine, and carried by a unanimous voice vote.

## REGULAR AGENDA

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None

## STAFF REPORT

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None

## ADJOURNMENT

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Vice-Chairman Burson ended the regular meeting of the Lenexa Planning Commission at 7:42 p.m. on Monday, May 6, 2024.



**ITEM 2a**

**SUBJECT:** Resolution approving and authorizing the Mayor to execute an agreement with Olsson Associates, Inc. for the Falcon Ridge Estates Street Reconstruction Project

**CONTACT:** Nick Arena, Municipal Services Director  
Cody Wilbers, Assistant Municipal Services Director

**DATE:** May 21, 2024

**ACTION NEEDED:**

Adopt a resolution approving and authorizing the Mayor to execute an agreement with Olsson Associates, Inc. ("Olsson") for the Falcon Ridge Estates Street Reconstruction Project ("Project").

**PROJECT BACKGROUND/DESCRIPTION:**

The Project is part of the Pavement Reconstruction Program (PRP) and consists of pavement removal and replacement, subgrade modifications, major curb and gutter replacement, and sidewalk spot replacement within Falcon Ridge Estates. A total of 2.13 lane-miles will be reconstructed as part of the Project.

Olsson was selected through a qualifications-based selection process as the consultant to assist with the PRP and complete design of the Project. This agreement, in the amount of \$96,655, will also engage Olsson to complete full-time inspections and materials testing during construction of the Project.

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

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The Project is funded by the PRP in the 2024-2028 Capital Improvement Program (Project No. 68001). The total Project cost is estimated at \$2.1 million.

**STAFF RECOMMENDATION:**

Adoption of the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

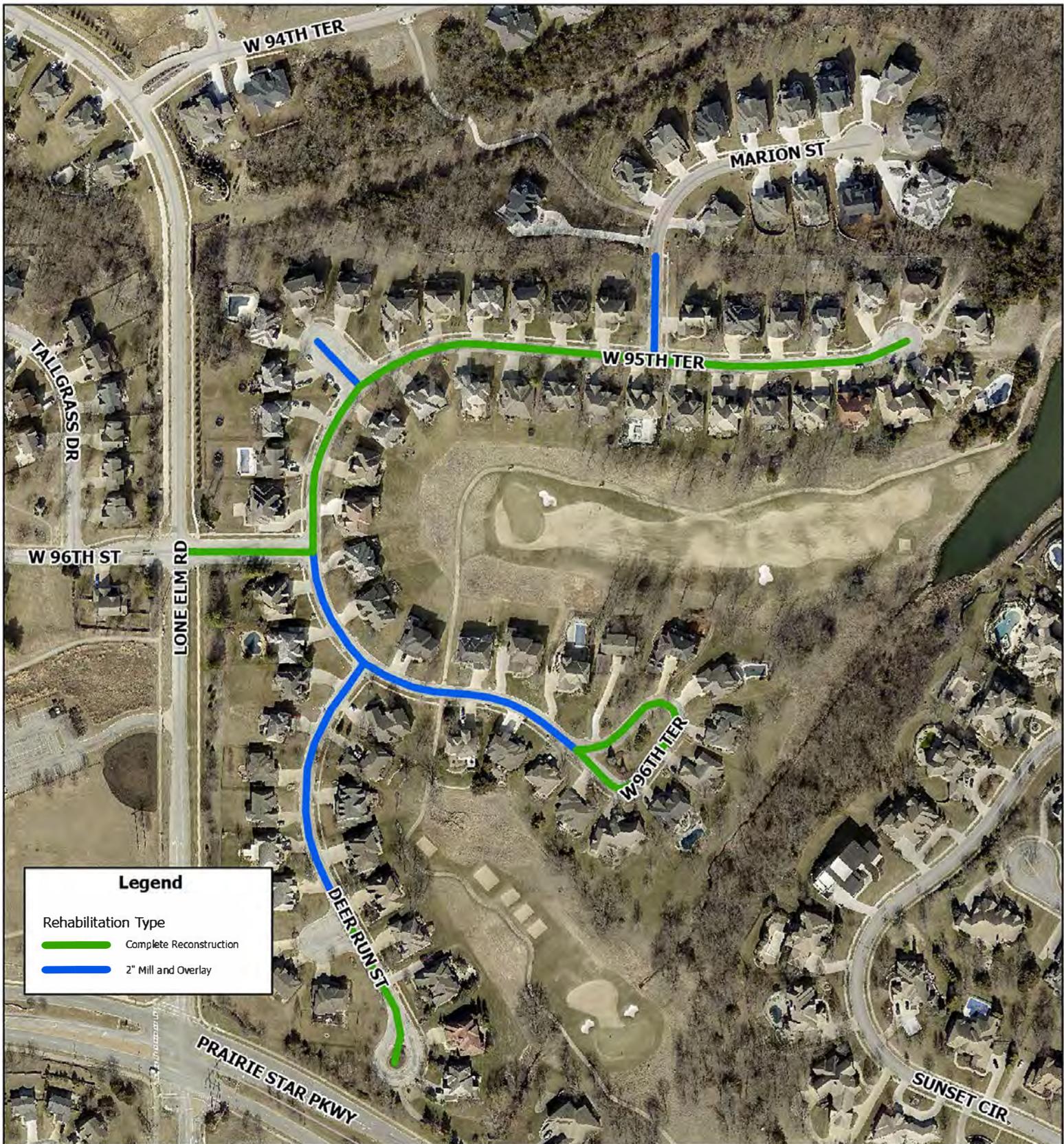
Integrated Infrastructure & Transportation

**Guiding Principles**

Strategic Community Investment

**ATTACHMENTS**

1. Map
2. Resolution



**Legend**

Rehabilitation Type

- Complete Reconstruction
- 2" Mill and Overlay

# Falcon Ridge Estates Street Reconstruction Project

2024 Pavement Reconstruction Program



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

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN CONTRACTOR OLSSON ASSOCIATES, INC., AND THE CITY OF LENEXA, KANSAS, TO PROVIDE FULL-TIME INSPECTION AND MATERIAL TESTING DURING THE FALCON RIDGE ESTATES STREET RECONSTRUCTION PROJECT.**

WHEREAS, on November 21, 2023, the City determined that it was in the best interests of the general public to perform certain Public Improvements in the form of pavement reconstruction on certain streets within the City, specifically the reconstruction of streets in Falcon Ridge Estates in Lenexa, Kansas (the "Project"); and

WHEREAS, to that end, on November 21, 2023, the City entered into an Agreement with Contractor Olsson Associates, Inc. ("Contractor") for the performance of these improvements on the Project; and

WHEREAS, Contractor was selected through a qualifications-based selection process; and

WHEREAS, the Parties have now identified a need for the performance of certain additional full-time inspection and materials testing tasks in conjunction with the Project; and

WHEREAS, the City believes Contractor is in the best position and most qualified to perform these tasks; and

WHEREAS, Contractor has expressed an interest in performing these tasks and has presented a bid to that effect; and

WHEREAS, Contractor's bid is a competitive bid; and

WHEREAS, the laws of the State of Kansas authorize the parties to cooperate in undertaking these Public Improvements; and

WHEREAS, City believes it is in the best interest of the public to enter an agreement with Contractor for these additional services as part of the Project; and

WHEREAS, City and Contractor have read and understand the terms and conditions of an Agreement for Contractor to perform these additional tasks.

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 Full-Time Inspection and Material Testing with Contractor (“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 21st day of May, 2024.

SIGNED BY the Mayor this 21st day of May, 2024.

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

**[SEAL]**

ATTEST:

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

APPROVED AS TO FORM:

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



**ITEM 2b**

**SUBJECT:** Resolution approving and authorizing the Mayor to execute an inspection and materials testing agreement with Olsson Associates, Inc. for the Penny Green Subdivision Street Reconstruction Project

**CONTACT:** Nick Arena, Municipal Services Director  
Cody Wilbers, Assistant Municipal Services Director

**DATE:** May 21, 2024

**ACTION NEEDED:**

Adopt a resolution approving and authorizing the Mayor to execute an inspection and material testing contract/supplemental agreement with Olsson Associates, Inc. ("Olsson") for the Penny Green Subdivision Street Reconstruction Project ("Project").

**PROJECT BACKGROUND/DESCRIPTION:**

The Project is part of the Pavement Reconstruction Program (PRP). This Project consists of pavement removal and replacement, subgrade modifications, sidewalk and curb and gutter spot replacement, and streetlight upgrades within the Penny Green subdivision. A total of 2.77 lane-miles will be reconstructed as part of the Project.

Olsson was selected through a qualifications-based selection process as the consultant to assist with the PRP and complete design of the Project. This agreement, in the amount of \$138,185, will also engage Olsson to complete full-time inspections and materials testing during construction of the Project.

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

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The Project is funded by the PRP in the 2024-2028 Capital Improvement Program (Project No. 68001). The total project cost is \$2,055,408.70.

**STAFF RECOMMENDATION:**

Adoption of the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Strategic Community Investment

## **ATTACHMENTS**

1. Map
2. Resolution



# Penny Green Subdivision Street Reconstruction

2024 Pavement Reconstruction Program



**Legend**

——— Complete Reconstruction

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

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN CONTRACTOR OLSSON ASSOCIATES, INC., AND THE CITY OF LENEXA, KANSAS, TO PROVIDE FULL-TIME INSPECTION AND MATERIAL TESTING DURING THE PENNY GREEN SUBDIVISION STREET RECONSTRUCTION PROJECT.**

WHEREAS, on April 16, 2024, the City determined that it was in the best interests of the general public to perform certain Public Improvements in the form of pavement reconstruction on certain streets within the City, specifically the reconstruction of the streets in the Penny Green subdivision in Lenexa, Kansas (the "Project"); and

WHEREAS, to that end, on April 16, 2024, the City entered into an Agreement with Contractor G-B Construction ("Contractor") for the performance of these improvements on the Project; and

WHEREAS, the Parties have now identified a need for the performance of certain additional full-time inspection and materials testing tasks in conjunction with the Project; and

WHEREAS, the City believes that a separate contractor, Olsson Associates, Inc. ("Olsson") is in the best position and most qualified to perform these tasks; and

WHEREAS, Olsson was selected through a qualifications-based selection process to perform these tasks; and

WHEREAS, Olsson has expressed an interest in performing these tasks and has presented a bid to that effect; and

WHEREAS, Olsson's bid is a competitive bid; and

WHEREAS, the laws of the State of Kansas authorize the parties to cooperate in undertaking these Public Improvements; and

WHEREAS, Olsson has successfully performed a great deal of such work for the City in the past, and is currently under contract to perform similar Public Improvements for the City; and

WHEREAS, City believes it is in the best interest of the public to enter an agreement with Olsson for these additional services as part of the Project; and

WHEREAS, City and Olsson have read and understand the terms and conditions of an Agreement for Olsson to perform these additional tasks on 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 Full-Time Inspection and Material Testing with Olsson (“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 21st day of May, 2024.

SIGNED BY the Mayor this 21st day of May, 2024.

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

**[SEAL]**

ATTEST:

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

APPROVED AS TO FORM:

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



**ITEM 3**

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**SUBJECT:** Resolution approving the possession and consumption of alcoholic liquor during Maps Coffee and Chocolate special event in Old Town Lenexa

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

**DATE:** May 21, 2024

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**ACTION NEEDED:**

Adopt a resolution approving the possession and consumption of alcoholic liquor during the Maps Coffee and Chocolate ("Maps") special event in Old Town Lenexa.

**PROJECT BACKGROUND/DESCRIPTION:**

Maps will sponsor a customer appreciation event in Old Town Lenexa on Friday, May 31, 2024. The boundary of the event, as depicted in the attached map, includes the parking lot in front of the Maps storefront. This parking lot in Old Town is platted as a portion of the public street, Santa Fe Trail Drive.

Pursuant to Kansas law, alcohol may only be consumed on public streets, alleys, roads, sidewalks, or highways if the local governing body has approved the event by resolution and authorized the closure of any applicable streets. A temporary permit for the sale of alcoholic liquor must be issued to each person or organization intending to sell alcoholic liquor at the event. Maps has applied for a Temporary Permit, through the Kansas Department of Revenue - Alcoholic Beverage Control, to sell alcoholic beverages at the event. The event area will be closed to vehicular traffic during the hours of the event as required by state law.

**STAFF RECOMMENDATION:**

Adoption of the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Inviting Places

**Guiding Principles**  
Extraordinary Community Pride

**ATTACHMENTS**

1. Map
2. Resolution



# Maps Coffee & Chocolate Special Event

## Special Event Boundaries



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

**A RESOLUTION AUTHORIZING THE SALE, POSSESSION, AND CONSUMPTION OF ALCOHOL AT THE MAPS COFFEE & CHOCOLATE SPECIAL EVENT IN OLD TOWN LENEXA.**

WHEREAS, Maps Food LLC d/b/a Maps Coffee & Chocolate (“Maps”) has applied for a special event permit for a customer appreciation event (“Special Event”) will take place Friday, May 31, 2024 in Old Town Lenexa; and

WHEREAS, Maps intends to provide and sell alcohol at the Special Event for consumption on the premises, including consumption on certain public streets, roads and sidewalks closed to vehicular traffic; and

WHEREAS, pursuant to K.S.A. 41-719, alcohol may be consumed on public streets, alleys, roads, sidewalks or highways as part of an event, so long as the governing body has approved the event and authorized the closure of any applicable streets to vehicular traffic during the special event; and

WHEREAS, in accordance with K.S.A. 41-719, the City desires to close certain streets, alleys, roads and sidewalks within the boundaries depicted on Exhibit A, attached hereto and incorporated herein by reference, to vehicular traffic and to allow the consumption of alcohol within said boundaries during the Special Event.

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

**SECTION ONE:** In accordance with K.S.A. 41-719, the Governing Body hereby authorizes the consumption of alcoholic liquor on public streets, alleys, roads, sidewalks or highways that are closed to vehicular traffic as part of the Special Event.

**SECTION TWO:** The Governing Body hereby authorizes Maps Food LLC d/b/a Maps Coffee & Chocolate (“Maps”) to provide and sell alcohol at the Special Event provided Maps first obtains the required approvals from the State of Kansas, Division of Alcoholic Beverage Control.

**SECTION THREE:** The Governing Body hereby authorizes the closure of the following street to vehicular traffic during the Special Event:

- The portion of the parking lot, which is platted as a part of Sante Fe Trail Drive, as depicted in Exhibit A attached hereto and incorporated herein by reference.

The street is anticipated to close at 5:00 p.m. on Friday May 31, 2024 and re-open at 11:00 p.m. on Friday, May 31, 2024.

**SECTION FOUR:** The boundaries of the Special Event, within which alcoholic liquor may be possessed or consumed, shall be as designated on the attached Exhibit A. Maps or designee will mark the boundaries of the approved event area by signs, a posted map, or other means that will reasonably identify the area in which alcoholic liquor may be possessed or consumed.

**ADOPTED** by the City Council May 21, 2024.

**SIGNED** by the Mayor May 21, 2024.

CITY OF LENEXA, KANSAS

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Julie Sayers, Mayor

ATTEST:

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Jennifer Martin, City Clerk

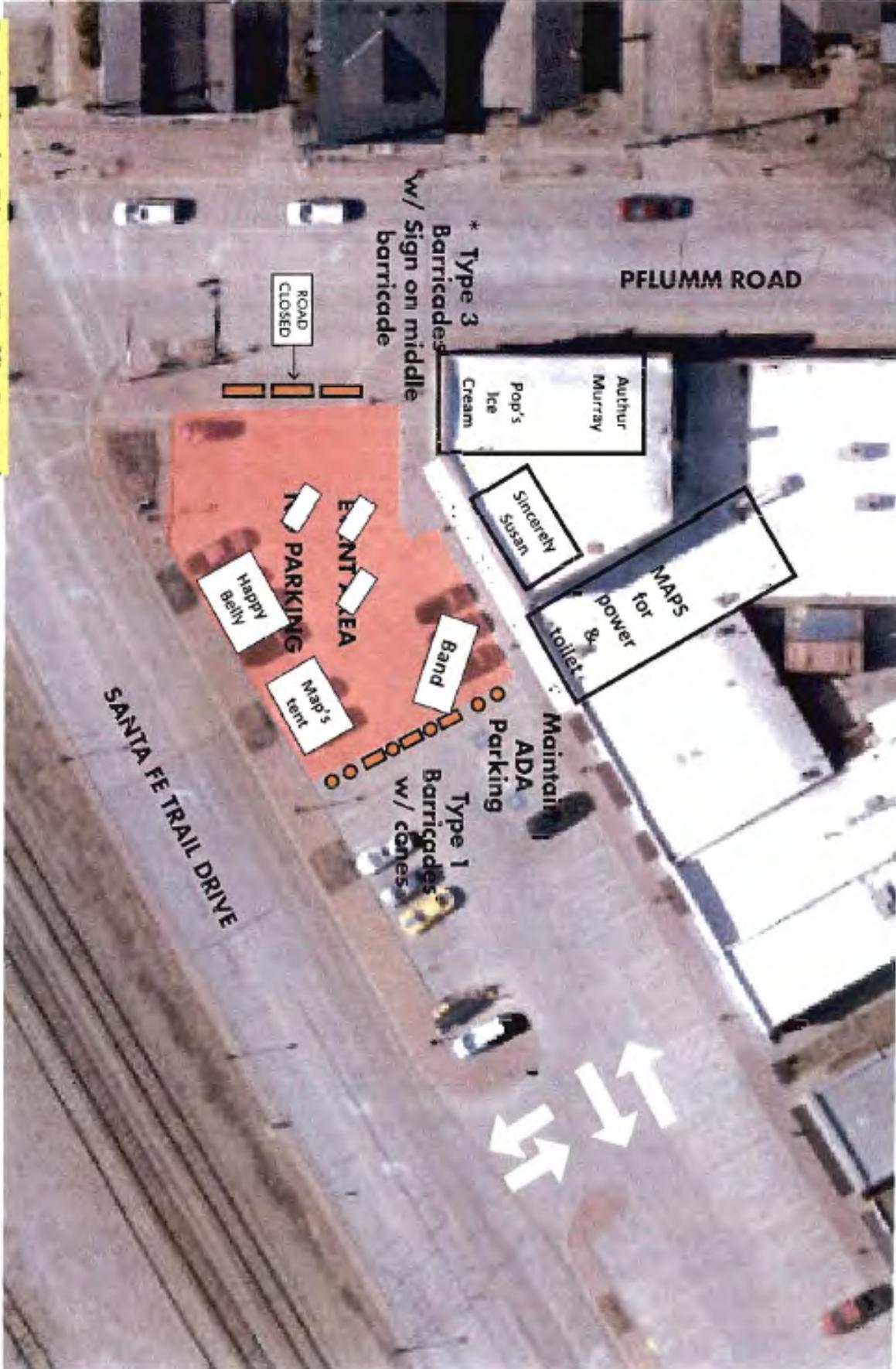
APPROVED AS TO FORM:

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Steven D. Shrout, Assistant City Attorney

Exhibit A – Maps Coffee & Chocolate Special Event  
Friday, May 31, 2024

\* Barricades by Diamond Traffic Control





**ITEM 4**

**SUBJECT:** Resolution approving and authorizing the Mayor to execute an agreement with Encompas Corporation for the furniture at the Lenexa Old Town Activity Center

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

**DATE:** May 21, 2024

**ACTION NEEDED:**

Adopt a resolution approving and authorizing the Mayor to execute an agreement with Encompas Corporation ("Encompas") for the furniture at the Lenexa Old Town Activity Center (LOTAC).

**PROJECT BACKGROUND/DESCRIPTION:**

Workstations and furniture for private offices, conference rooms, and common areas have been selected for LOTAC. When determining the furniture needs of the facilities, staff worked closely with the Multistudio interior design team, paying careful attention to how each space would be used and how the various users of LOTAC would interact with the space. In addition to meeting the demands of the space and its users, staff wanted to ensure that the product chosen is a quality product that would meet the performance requirements of a community space.

The project team developed specifications for the exact furniture that met the needs of LOTAC. A Request for Proposals was issued April 1, 2024. Proposals were opened April 15, 2024 with the following results:

|                              |                     |
|------------------------------|---------------------|
| Architect Estimate           | \$195,183.46        |
| <b>Encompas Corporation*</b> | <b>\$186,461.61</b> |
| Spaces, Inc.                 | \$198,660.50        |
| John A. Marshall             | \$200,133.30        |

\*lowest proposal

The proposals were separated into three general areas: product costs, freight charges, and installation charges. Encompas provided the lowest total cost that met the specifications, as well as the aesthetic and performance requirements of the project team. The Encompas proposal was also within the furniture budget that was developed as a component of the total project cost for LOTAC.

The workstations and private office furniture are comprised of the Haworth furniture line. Haworth was highly recommended by Multistudio and is an industry leader with excellent customer service, reputation, and warranty. The remaining furniture and many of the seating options in the conference rooms and common areas of LOTAC will be provided from different open furniture lines with pricing negotiated by Encompas. All the vendors submitted proposals on the same specifications, quantities, and open product lines.

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

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The contract amount is \$182,461.61. The total cost of the furniture is within the LOTAC Capital Improvement Program budget (Project No. 80019).

**STAFF RECOMMENDATION:**

Adoption of the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Inviting Places  
Vibrant Neighborhoods

**Guiding Principles**

Strategic Community Investment  
Extraordinary Community Pride

**ATTACHMENTS**

1. Resolution

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

**A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF LENEXA (“CITY”) AND ENCOMPAS CORPORATION (“VENDOR”) FOR THE PURCHASE OF FURNITURE AT THE LENEXA OLD TOWN ACTIVITY CENTER.**

**WHEREAS**, the City of Lenexa, Kansas (“City”) has engaged in the renovation and reconstruction of the Lenexa Old Town Activity Center or LOTAC (the “Project”); and

**WHEREAS**, as part of that process, the City has determined a need to purchase certain work stations and office furniture; and

**WHEREAS**, on April 15, 2024, a request for bids was sent out to acquire these items; and

**WHEREAS**, accounting for quality, style, budget, and the specific needs for the space, the City has selected Encompass Corporation (“Vendor”); and

**WHEREAS**, of the bids received, Vendor was the most affordable and the only bid below the Architect’s Estimate; and

**WHEREAS**, the City and Vendor have read, understand and agree to the terms and conditions of the agreement to purchase the furniture from Vendor (“Agreement”).

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

**SECTION ONE:** The City of Lenexa, Kansas, a Kansas municipal corporation, does hereby authorize the Mayor to execute the Agreement with Encompass in substantially the same form as attached hereto as Exhibit “A” and incorporated herein by reference.

**SECTION THREE:** This resolution shall become effective upon passage.

**ADOPTED** by the Lenexa City Council this 21st day of May, 2024.

**SIGNED** by the Mayor this 21st day of May, 2024.

**CITY OF LENEXA, KANSAS**

[SEAL]

By: \_\_\_\_\_  
Bill Nicks, Council President  
Acting as Mayor Pursuant to Code  
Section 1-2-A-3(B)(4)

Attest:

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

Approved As To Form:

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



**ITEM 5**

**SUBJECT:** Consideration of an ordinance vacating a portion of the Shady Bend Road right-of-way located north of Prairie Star Parkway and repealing Ordinance 5843

**CONTACT:** Scott McCullough, Community Development Director

**DATE:** May 21, 2024

**ACTION NEEDED:**

- a. Conduct a public hearing; and
- b. Pass an ordinance vacating a portion of the Shady Bend Road right-of-way located north of Prairie Star Parkway and repealing Ordinance 5843.

**PROJECT BACKGROUND/DESCRIPTION:**

The previous alignment of Shady Bend Road, north of Prairie Star Parkway, anticipated a development pattern to serve nonresidential uses. Shady Bend Road had a sweeping curve westerly into the nonresidentially zoned area. The rezoning of the area from the CP-1, Planned Neighborhood Commercial Zoning District to the RP-1, Planned Residential (Low-Density) Zoning District has changed the development pattern. Staff required a new alignment for Shady Bend Road to discourage cut-through traffic into the new Arbor Lake South residential subdivision.

This same portion of Shady Bend Road right-of-way was originally vacated by Ordinance 5843 in August 2021. However, because the plat was recorded prior to this vacation, the legal description conflicts with the dedicated right-of-way on Arbor Lake South First Plat. Johnson County Register of Deeds Office recently made the City aware of this issue; therefore, a new vacation ordinance is needed. The original Ordinance 5843 must be repealed.

Notice was sent to utility companies, emergency services, and City staff. Most utility companies responded with no concerns regarding the requested vacation. Companies that do not respond typically do not serve the area or have no objection to the vacation request. All existing utilities in this area are either within the realigned right-of-way or are within an existing utility easement dedicated as part of Arbor Lake South First Plat.

The standards for approval of a vacation are:

1. Legal notice has been given by publication:
  - o As required by law, a notice of public hearing was published April 23, 2024, in the Johnson County Legal Record.
2. That no private rights will be injured or endangered by such a vacation:
  - o It is staff's opinion that no private rights will be injured or endangered by this vacation.

3. That the public will suffer no loss or inconvenience by said vacation:
  - o Staff does not anticipate any loss or inconvenience imposed on the public by this vacation.
4. That justice to the petitioner, the vacation should be granted:
  - o It is staff's opinion that the vacation should be granted.

**STAFF RECOMMENDATION:**

Passage of the ordinance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

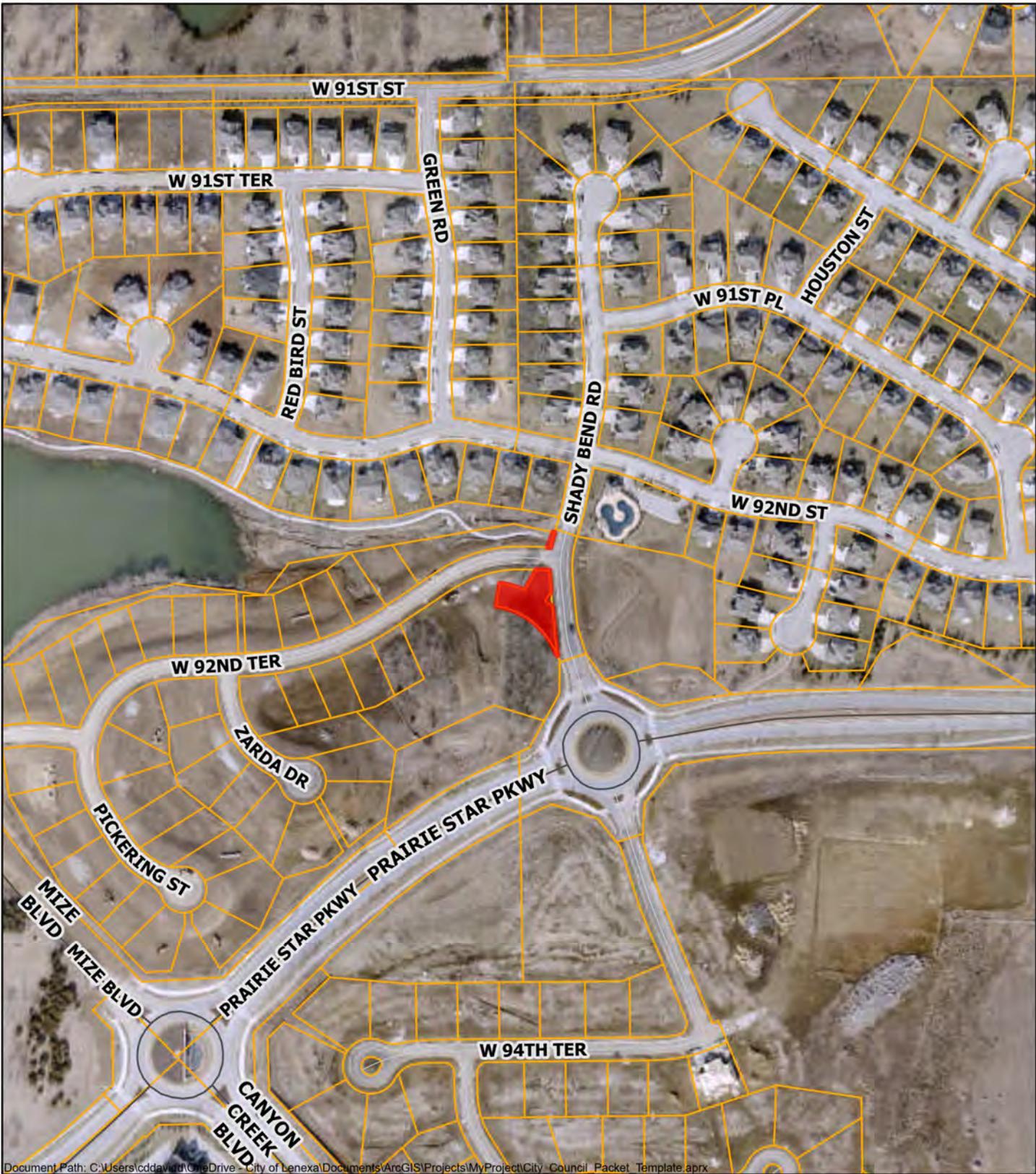
Integrated Infrastructure & Transportation

**Guiding Principles**

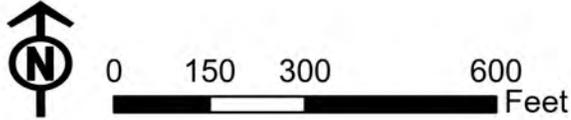
Strategic Community Investment

**ATTACHMENTS**

1. Map
2. Ordinance



# Shady Bend Road Vacation



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

**AN ORDINANCE VACATING RIGHT OF WAY LOCATED IN THE VICINITY NORTH OF PRAIRIE STAR PARKWAY AT SHADY BEND ROAD IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.**

**WHEREAS**, the City of Lenexa, Kansas (“City”) is requesting the vacation of Right of Way (“ROW”) or a portion thereof, located in the vicinity north of Prairie Star Parkway at Shady Bend Road; and

**WHEREAS**, the right-of-way was recorded at the Johnson County Register of Deeds in Book 200410, at page 003535, as a part of Arbor Lake 1<sup>st</sup> Plat, 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 May 21, 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:

All that part of platted right-of-way of Shady Bend Road, ARBOR LAKE, 1ST PLAT, a platted subdivision of land in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Southwest plat corner of ARBOR LAKE, 4TH PLAT, a platted subdivision of land in the City of Lenexa, Johnson County, Kansas, said point also being on the Easterly right-of-way line of said Shady Bend Road, thence along the Easterly right-of-way line of said Shady Bend Road and the Easterly plat line of said ARBOR LAKE, 1ST PLAT, for the following four (4) courses; thence Southwesterly on a curve to the right, said curve having an initial tangent bearing

of S 17°23'25" W and a radius of 525.00 feet, an arc distance of 90.41 feet; thence S 27°15'00" W, a distance of 66.81 feet; thence Southeasterly on a curve to the right, said curve having an initial tangent bearing of S 57°37'37" E and a radius of 250.00 feet, an arc distance of 69.32 feet; thence Southeasterly on a curve to the right, said curve being tangent to the last described course and having a radius of 200.00 feet, an arc distance of 77.95 feet to an angle point on the Southerly plat line of said ARBOR LAKE, 1ST PLAT; thence S 70°35'31" W, along the Southerly plat line of said ARBOR LAKE, 1ST PLAT, a distance of 60.00 feet to an angle point on the Southerly plat line of said ARBOR LAKE, 1ST PLAT; thence along the Westerly right-of-way line of said Shady Bend Road and the Westerly plat line of said ARBOR LAKE, 1ST PLAT, for the following six (6) courses; thence Northwesterly on a curve to the left, said curve having an initial tangent bearing of N 19°24'29" W and a radius of 200.00 feet, an arc distance of 53.61 feet; thence Northwesterly on a curve to the left, said curve being tangent to the last described course and having a radius of 165.00 feet, an arc distance of 140.47 feet; thence N 7°08'10" E, a distance of 50.03 feet; thence Easterly on a curve to the right, said curve having an initial tangent bearing of S 83°33'54" E and a radius of 225.00 feet, an arc distance of 56.68 feet; thence N 27°15'00" E, a distance of 67.34 feet; thence Northerly on a curve to the left, said curve having an initial tangent bearing of N 27°15'01" E and a radius of 475.00 feet, an arc distance of 81.80 feet; thence S 72°37'01" E, a distance of 50.00 feet to the point of beginning, containing 19,729 square feet or 0.4529 acres, more or less, of replatted land.

And,

All that part of Tract C, ARBOR LAKE SOUTH, FIRST PLAT, a subdivision of land, in the City of Lenexa, Johnson County, Kansas, being more particularly described by Phelps Engineering, Inc., CLS-82, on February 19, 2024, as follows:

Beginning at the Southeast corner of said Tract C, said point being on the Westerly Right-of-Way line of Shady Bend Road, as now established, and on the Northerly Right-of-Way line of W 92nd Terrace, as now established; thence N 89°33'01" W, along said Northerly Right-of-Way line of said W 92nd Terrace, a distance of 5.65 feet; thence Northerly on a curve to the left, said curve having an initial tangent bearing of N 22°34'53" E, a radius of 475.00 feet, and an arc distance of 43.09 feet, to a point on the Westerly Right-of-Way line of said Shady Bend Road; thence Southerly along said Westerly Right-of-Way line of said Shady Bend Road, on a curve to the left, said curve having an initial tangent bearing of S 17°22'59" W, a radius of 250.00 feet, and an arc distance of 41.58 feet, to the Point of Beginning, containing 77 square feet.

**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 Ordinance 5843, dated August 17, 2021, vacating a portion of Shady Bend Road, is hereby repealed.

**SECTION SIX:** 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 21<sup>st</sup> day of May 2024.

**SIGNED** by the Mayor this 21<sup>st</sup> day of May, 2024.

CITY OF LENEXA, KANSAS

[SEAL]

\_\_\_\_\_  
Julie M. Sayers, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

# APPENDIX



**MINUTES OF THE  
MAY 7, 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 Denny made a motion to approve the April 16, 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.

**PROCLAMATIONS**

Bike Month  
National Cities, Towns, and Villages Month  
Municipal Clerks Week May 5-11  
Emergency Medical Services Week May 19-25

**CONSENT AGENDA**

1. Acceptance for maintenance
  - a. Acceptance of the Canyon Creek Forest subdivision public improvements for maintenance  
*This project constructed public street, stormwater, and streetlight improvements in the Canyon Creek Forest subdivision located near the northwest corner of 99th Street & Clare Road. The work was privately funded.*
  - b. Acceptance of the Prairie Star Parkway & Lone Elm Road Intersection Improvements Project for maintenance

*This project installed a traffic signal, modified the median islands, modified the curb line on the southeast corner of the intersection, improved pedestrian access, and replaced the residential post-top streetlights on Lone Elm Road north of Prairie Star Parkway to 96th Street. The total cost of construction was \$548,568.88.*

- c. Acceptance of the 2022 Community Development Block Grant Project for maintenance

*This project replaced existing streetlights with energy efficient LED fixtures on new aluminum light poles on 77th Street from Quivira Road to the eastern city limits, in the Cedar Valley and Holmberg Estates subdivisions, and on Barton Street north of 79th Street. The total cost of construction was \$371,788.*

- d. Acceptance of the Cedar Station Park Phase 1 Project for maintenance

*This project constructed a parking lot, restroom facilities, a shelter, utilities, site improvements and landscaping, and accessibility improvements at Cedar Station Park. The total cost of construction was \$1.2 million.*

2. Bid award to R&R Concrete Inc. for the Little Mill Creek Trail Replacement Project  
*This project removes and replaces 1.45 miles of trail from the northeast corner of 79th Street & Lackman Road to the middle of Little Mill Creek North Park. The work includes removing the deteriorated asphalt trail and replacing it with a 10-foot-wide concrete trail. R&R Concrete Inc. bid \$889,763.15 to construct the project.*
3. Resolution approving and authorizing the Mayor to execute the City's standard form sponsorship agreement with Williams Food, LLC as a 2024 Chili Challenge Presenting Sponsor  
*Williams Food, LLC, proposes to be a 2024 Chili Challenge Presenting Sponsor, which requires City Council approval.*
4. Resolution approving and authorizing the Mayor to execute an agreement with SFS Architecture, Inc. for design and architecture services on the Ad Astra Pool Reconstruction Project  
*This project includes the demolition of the existing pool, bathhouse, and associated structures; reduction and potential reconfiguration of the existing parking lot; construction of a year-round off-grid restroom to serve the park; construction of new pool, bathhouse, concessions, and staff spaces; and improvements to Ad Astra Park. Following a request for qualifications process, staff has selected SFS Architecture, Inc. to design and engineer the project for \$1,058,040.*
5. Resolution approving and authorizing the Mayor to execute a lease agreement with the Lenexa Chamber of Commerce for the Lackman-Thompson House located at 11180 Lackman Road  
*The City and Chamber would like to enter a new lease, extending the Chamber's lease of the Lackman-Thompson House for two additional three-year terms.*
6. Resolution approving and authorizing the Mayor to execute an interlocal agreement with the City of Shawnee for public improvements to Allman Road in the Twilight Acres subdivision  
*As part of the City's 2024 residential ultra-thin bonded asphalt surfacing (UBAS)*

*Project, some maintenance work will be done within the Twilight Acres subdivision, a portion of which is within the Shawnee city limits. An interlocal agreement is necessary to complete the maintenance.*

7. Resolution authorizing the City Manager to update and reformat Governing Body Policies

*City staff has been updating these policies to a new format and appearance to provide consistency and ease of use, as well as to consolidate their location on the City's website. City staff now desires Governing Body authorization to finalize the updates and place them on the City's website. The resolution will authorize the City Manager to take the necessary steps to update Governing Body Policies and put them on the City website.*

### **END OF CONSENT AGENDA**

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

### **NEW BUSINESS**

There was no new business.

### **COUNCILMEMBER REPORTS**

Councilmember Nicks said that tomorrow is Lenexa's Incorporation Day, May 8, 1907.

### **STAFF REPORTS**

Beccy Yocham, City Manager, said there will be a Committee of the Whole meeting on May 14, 2024.

### **STUDENT INTRODUCTIONS**

Shawnee Mission Northwest High School students who attended for Government class: Evan Qualls, Jack Ester, Morgan Gottfried, Caleb Munsgalchem, Kyra Highlander, Olivia Anderson, Hunter Jaster, Michyra Sayres, Natalia Ramirez, and Joey Bartkoski.

Shawnee Mission West High School students who attended for Government class: Josiah Brown, Lance Her, Reece Kelley, Josiah Heard, Joshua Spivey, Garrett Patterson, Layla Whitesell, and Austin Gann.

Scouts who attended for the Citizenship in the Community badge: Sebastian Harkins, Troop 428; Isaac Harkins, Troop 428; and Thomas Brodeur, Troop 181.

### **END OF RECORDED SESSION**

### **BUSINESS FROM FLOOR**

There was no business from the floor.

### **ADJOURN**

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

The meeting adjourned at 7:13 PM.