



Agenda

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

**February 20, 2018
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

7:00 PM

ROLL CALL

Councilmembers Karlin, Nicks, Nolte, Roh, Hunt, Huckaba and Stuke were present with Mayor Boehm presiding.

APPROVE MINUTES

February 6, 2018 City Council Meeting

Approved

**MODIFICATION OF
AGENDA**

APPOINTMENTS

Reappointments for Planning Commission

Curt Katterhenry

Don Horine

Michael Burson

Reappointments for Parks & Recreation Board

Aivars Sic

Jeff Mark

Craig Denny

Reappointments for Arts Council

Emily Behrmann

Cheryl Kimmi

Jess Collins

Reappointment for Board of Code Appeals

Mike Jansen

Approved

PRESENTATIONS

Lenexa Economic Development Council report and Lenexa Convention and Visitors Bureau report

CONSENT AGENDA**Items 1 through 12**

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. Acceptance and dedication of land for public purposes of the final plat for Timber Rock, Second and Third Plats.

These plats dedicate rights-of-way and grant the City utility, drainage and landscape easements as shown on the second and third final plats for Timber Rock subdivision, located in the vicinity of 95th Street and Lone Elm Road.

2. Bid award for construction of the 2018 CARS Mill and Overlay Program.

The City applied for funding through the County Assisted Roads Systems (CARS) for five projects to be included in the 2018 pavement management program. The CARS program reimburses up to 50% of the project costs. The City will receive \$829,234.40 of CARS funding in 2018.

3. Resolution authorizing the Mayor to execute multiple agreements between the City of Lenexa and the Board of County Commissioners of Johnson County for CARS road improvement projects.

[Resolution 2018-18](#)

The City applied for funding through the County Assisted Roads Systems (CARS) for five projects to be included in the 2018 pavement management program. The CARS program reimburses up to 50% of the project costs. The City will receive \$829,234.40 of CARS funding in 2018.

4. Resolution approving and authorizing the Mayor to execute an interlocal agreement between the City of Lenexa and the City of Overland Park for road improvements to 85th Street from Goddard to Switzer and Goddard from 85th to 87th Street Parkway.

[Resolution 2018-19](#)

This is an interlocal agreement between Lenexa and Overland Park for road improvements to 85th Street from Goddard to Switzer and Goddard from 85th to 87th Street Parkway. The total cost of the project is \$22,037.89. Lenexa's

share of the cost is \$11,018.94.

5. Resolution approving Addendum Three to the City Administrator Employment Agreement.

[Resolution 2018-20](#)

In June 2015, the City entered into a new employment agreement with the City Administrator. It automatically renews for successive one-year terms unless either party provides notice of its intent not to renew. The City approved Addendum One in December 2015 and Addendum Two in December 2016 to adjust the compensation and approve new goals for 2016 and 2017. The proposed Addendum Three approves a 3.25% increase in compensation, similar to other City employees, and approves new goals for 2018.

6. Resolution approving the updated Eastern Kansas Multi-County Task Force Reciprocal Investigation Interlocal Agreement

[Resolution 2018-21](#)

Since 1999, Lenexa has been a member of the Eastern Kansas Multi-County Task Force which provides for reciprocal fire investigation services as needed by participating agencies. This updated agreement clarifies participation from Miami County in the task force.

7. Resolution declaring it necessary to appropriate private property for the construction of the Renner Boulevard multi-purpose trail between 91st Street and 93rd Street.

[Resolution 2018-22](#)

This resolution will allow the City to proceed with acquisition of private property associated with the construction of the Renner Boulevard multi-purpose trail between 91st Street and 93rd Street. The total cost of the project including acquisition is estimated at \$363,840.

9. Resolution consenting to a mortgage in connection with a commercial facility financed with the City's industrial revenue bonds (Lackman Business Center - Bldg E).

[Resolution 2018-24](#)

The City issued its industrial revenue bonds in an amount not to exceed \$2.0 million to help finance Building E in the Lackman Business Center. The City entered into a Bond Lease with the tenant, RBJ Lackman, LLC. The tenant is borrowing approximately \$1.8 million from a bank that has requested a mortgage on the property to secure the private loan. The bond documents

allow for such a mortgage, but only with the consent of the City.

10. Ordinance authorizing the issuance of industrial revenue bonds in a principal amount not to exceed \$12,000,000 to acquire, construct and equip a project for CB-GBTS Capital Partners, LLC and approving certain documents associated with issuance of such bonds. (the Grundfos Project)

[Ordinance 5641](#)

The City received an application requesting the issuance of Industrial Revenue Bonds for constructing and equipping a commercial office building located at 9330 Loiret Boulevard to be subleased to the Grundfos Pumps Corporation. The City Council approved the resolution of intent to issue the bonds on May 2, 2017. In addition, the City Council approved a 50% property tax abatement for a period of 10 years. The issue is expected to close in March 2018.

11. Ordinance authorizing the issuance of industrial revenue bonds in a principal amount not to exceed \$5,100,000 to acquire, construct and equip a commercial office and warehouse project for Zhongcheng Packaging USA, Inc. and approving certain documents associated with issuance of such bonds.

[Ordinance 5642](#)

The City received an application requesting the issuance of Industrial Revenue Bonds for constructing and equipping a commercial warehouse/office facility in Kansas Commerce Center. The City Council approved the resolution of intent to issue the bonds on June 6, 2017. In addition, the City Council approved a 55% property tax abatement for a period of 5 years. The issue is expected close in March 2018.

12. Ordinance authorizing the City to issue its industrial revenue bonds in an aggregate principal amount not to exceed \$5,500,000 for the purpose of acquiring, constructing and equipping one or more commercial buildings located on the northwest corner of Renner Blvd and Prairie Star Parkway and approving execution of documents associated therewith. (The Prairie Creek Phase III Development Project).

[Ordinance 5643](#)

The City received an application requesting the issuance of Industrial Revenue Bonds for constructing and equipping multiple commercial buildings in the third phase of the Prairie Creek commercial development located at the northwest corner of Prairie Star Parkway and Renner Boulevard. The City Council approved the resolution of intent to issue the bonds on December 5, 2017. The applicant did not request a property tax abatement since the

project is located with the Mining Tax Increment Financing (TIF) district. The issue is expected close in March 2018.

END OF CONSENT AGENDA

Items 1-7 & 9-12 approved..

8. Resolution approving and authorizing the Mayor to execute the City's standard form sponsorship agreement with the 2018 Festival Presenting Sponsors.

Resolution 2018-23

The Parks and Recreation Department annually issues a Request for Sponsorships seeking Presenting and Major sponsors for the City's five regional festivals. After the submitted proposals are reviewed and evaluated, the Department presents its recommendations for Presenting Sponsors to the City Council for their approval pursuant to the City Sponsorship Policy.

Approved.

PUBLIC HEARINGS

13. Consideration of City Center TIF District - Redevelopment (TIF) Project Plan 3G (KSMC Project, formerly referred to as the GOK Project).
 - a. Public hearing to consider adoption of Redevelopment (TIF) Project Plan 3G within the City Center TIF District.

No comment.
 - b. Ordinance adopting Redevelopment (TIF) Project Plan 3G.

Approved. Ordinance 5644
 - c. Resolution approving a Disposition & Development Agreement with KSMC, LLC regarding Redevelopment (TIF) Project Plan 3G.

Approved. Resolution 2018-25
 - d. Resolution determining the intent of the City to issue up to \$5,000,000 in industrial revenue bonds to help acquire, construct and equip a multi-phase retail development.

Approved. Resolution 2018-26

TIF Project Plan 3G contemplates construction of a two phase commercial development consisting of a Phase 1 multi-tenant building with surface parking and associated infrastructure and a Phase 2 multi-tenant building with structured parking and associated improvements. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 3G. If passed, the Governing Body will consider adoption of a DDA with KSMC, LLC setting forth the terms and conditions for reimbursement of TIF eligible costs with TIF revenues. Finally, the Governing Body will consider adoption of a resolution determining City's intent to issue up to \$5,000,000 in industrial revenue bonds for construction the project.

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.

COUNCILMEMBER REPORTS

STAFF REPORTS

14. Legislative update

ADJOURN

7:50 PM