



**MINUTES OF THE  
APRIL 3, 2018  
LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> STREET PARKWAY  
LENEXA, KS 66219**

**CALL TO ORDER**

The meeting was called to order at 7:00 PM.

**ROLL CALL**

The following Councilmembers were present with Mayor Mike Boehm presiding: Joe Karlin, Steve Lemons, Bill Nicks, Tom Nolte, Dan Roh, Corey Hunt, Andy Huckaba, and Mandy Stuke.

Staff present included Eric Wade, City Administrator; Todd Pelham, Deputy City Administrator; Mike Nolan, Assistant to the City Administrator; Beccy Yocham, Community Development Director; Cindy Harmison, City Attorney; Danielle Dulin, Interim City Clerk; and other City Staff.

**APPROVE MINUTES**

*A motion to approve the minutes of the City Council meeting was made and seconded. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

Staff requested Items 4 and 11 be withdrawn.

**APPOINTMENTS**

*A motion to approve the appointment of Craig Rogge to the Uniform Building Code Board of Appeals was made and seconded. Motion passed unanimously.*

**PROCLAMATIONS**

National Safe Digging Month & Volunteer Recognition Month

**RECOGNITION**

Wayne Dothage, Lenexa Arts Council, presented the Lenexa Art Scholarship Winners.

Visual Art

Lillian Oliver, Shawnee Mission Northwest High School  
Natalie Pool, Olathe Northwest High School

Performing Art

Caroline Schmidt, Shawnee Mission West High School  
Devin Keeney, Shawnee Mission Northwest High School

Literary Art

Mallory MacDonald, Olathe Northwest High School

## PRESENTATIONS

Mr. Dothage presented the annual report of the Lenexa Arts Council. He highlighted the number of volunteer hours, the first year of the community orchestra, and the selection of art for installation at the civic campus.

## CONSENT AGENDA

1. Award bid for the 2018 Pavement Management UBAS Program to McAnany Construction.

*The 2018 pavement management program will consist of treating approximately 46 lane miles with an Ultra-Thin Bonded Asphalt Surface (UBAS). The UBAS treatment is a one-inch mill and then an overlay of a thin, coarse aggregate hot asphalt mix on the roadway. The bid amount is \$2,598,203.*

2. Acceptance for maintenance.

- a. 9630 Rosehill Road - Candlewood Suites and Holiday Inn Express

*This project constructed public storm improvements related to the Holiday Inn Express & Candlewood Suites development. The work consisted of the modification of an existing curb inlet and construction of a new curb inlet to accommodate a new entrance to the site.*

- b. SpringHill Suites - 17190 West 87th Street Parkway

*This project constructed public street, storm, and street lighting improvements related to the SpringHill Suites development. The work included amenity zone construction, stormwater infrastructure modifications and street patching to make utility connections.*

3. Authorization for the purchase of twelve (12) vehicles from the 2018 Equipment Reserve Fund.

*This purchase award is through the Mid-America Council for Public Purchases (MACPP) for a total purchase price of \$585,453.00. The vehicles are for the Police, Fire, Parks & Recreation, and Municipal Services departments.*

4. Approval of Change Order No. 1 with Shafer, Kline & Warren for the Lackman Trail project—WITHDRAWN.

*During plan development for the Lackman Trail project, staff recognized a number of opportunities to improve the project. The total for the change order is \$51,000.*

5. Resolution authorizing the Mayor to dedicate temporary and permanent easements for public infrastructure at the proposed Timber Rock Subdivision, Third Plat.

*These temporary and permanent easements will allow for installation of public storm and sanitary sewers at the proposed Timber Rock Subdivision, Third Plat, located near 95th Street and Lone Elm Road.*

6. Resolution consenting to a mortgage in connection with a commercial facility financed with the City's industrial revenue bonds and authorizing the execution of all documents necessary to close the transaction. (Lenexa Logistics Centre, Building 5)

*The City issued its industrial revenue bonds in a principal amount not to exceed \$20 million to finance the construction of Building 5 in the Lenexa Logistics Centre. The tenant under the Bond lease is borrowing approximately \$14,570,000 from a lender that has requested a leasehold mortgage on the property to secure the private loan. The bond documents allow for a mortgage with prior City consent. In addition, the bond lease will be amended to clarify certain provisions related to the mortgage.*

7. Resolution calling for a public hearing to consider approving Redevelopment Project Plan 5 in the I-35 and 95th Street TIF District (Home2Suites by Hilton and Office Project).

*In accordance with State law, after the Planning Commission finds a TIF project plan consistent with the City's Comprehensive Plan, the City Council must pass a resolution calling for a public hearing. This action is strictly procedural and merely sets a public hearing for May 15, 2018 at which time the Governing Body will consider*

*adoption of a TIF Project Plan at the southwest corner of the intersection of Rosehill Road and 96th Terrace within the I-35 and 95th Street TIF district to help finance construction of a hotel and redevelopment of an office building.*

8. Ordinance amending Code Section 1-6-G-3 regarding the City's Retirement Committee.

*The City's Retirement Committee was established to manage the City's fiduciary responsibilities for retirement plans offered to city employees. Due to additional responsibilities for the committee, staff is submitting a proposed ordinance to increase the number of committee members to nine by adding the Human Resources Director position and a second at-large member appointed by the City Administrator.*

9. Ordinance authorizing the issuance of Health Care Facility revenue bonds in an amount not to exceed \$60,000,000 to refund Series 2007 outstanding bonds for the benefit of Lakeview Village, Inc.

*The City Council approved a resolution of intent on March 20, 2018 to issue up to \$60 million in Health Care Facility revenue bonds for Lakeview Village, Inc. to refinance existing bonds previously issued by the City in 2007 and reduce future interest costs. The proposed ordinance authorizes the issuance of the bonds, which will be underwritten by B.C. Zielger and Company.*

### **END OF CONSENT AGENDA**

*A motion to approve Items 1-3 & 5-8 was made by Councilmember Karlin, seconded by Councilmember Roh. Motion passed unanimously.*

*A motion to approve Item 9 was made by Councilmember Huckaba, seconded by Councilmember Lemons. Motion passed 7-0-1. Councilmember Stuke abstained.*

### **BOARD RECOMMENDATIONS**

10. Consideration of a Final Plan for Kiewit Regional Headquarters located in Lenexa City Center. PL 18-09F

*This final plan application is for the construction of a six-story, 181,680 square foot office building and expansion of the adjacent, existing two-level parking structure for Kiewit Regional Headquarters located at the southeast corner of Penrose Lane and W 88th Terrace.*

Beccy Yocham, Community Development Director, explained the final plan for a 6-story, 180,000 square-foot office building and the expansion of the existing two-level parking garage to accommodate the additional parking needs of the new building. Ms. Yocham indicated the architecture of the new building is contemporary on all facades with an angled footprint that follows the curve of the street. The building materials will be precast concrete panels, brick, metal panels and glass. The company is taking a nontraditional approach to signage using a vinyl decal that is applied to the windows on the top two floors of the building. It is modern in appearance, fits with the architecture and is appropriate for the location. Ms. Yocham stated the Planning Commission reacted favorably to the plan and staff and the Planning Commission recommend approval.

Alan Lincoln with Kiewit stated the company is excited for the opportunity to develop its campus in Lenexa City Center. Justin Duff with VanTrust explained the final plan in additional detail. Mr. Duff indicated construction on the remodel of buildings K1 and K2 will begin in October 2018, and the buildings will be occupied in late 2018 or early 2019. The construction of K3, the new building, will begin in mid-June 2018, and the building will be occupied in December 2019.

The Governing Body members reacted positively to the final plan.

*A motion to approve Item 10 was made by Councilmember Nolte, seconded by Councilmember Roh. Motion passed unanimously.*

## **NEW BUSINESS**

11. Resolution authorizing the Mayor to execute a design-build contract for the design and construction of the Municipal Services Fleet Facility Building Project—  
WITHDRAWN.

*The 2018-2022 Capital Improvement Program includes \$6 million to build a new fleet facility building. After a thorough selection process, staff recommends using the design-build delivery method and entering into a contract with McCown Gordon Construction for the design and construction of the Municipal Services Fleet Facility Building Project.*

## **BUSINESS FROM FLOOR**

None.

## **COUNCILMEMBER REPORTS**

Councilmember Hunt attended the Vietnam Veterans Day celebration at the V.F.W. on March 29, 2018. He indicated there were approximately 150 people in attendance and

45-50 Vietnam veterans.

Mayor Boehm recognized the Leadership Lenexa class of 2018 in attendance.

### **STAFF REPORTS**

12. Legislative Update

Dr. Stuart Little with Little Government Relations provided an update on the 2018 Legislative Session.

13. Farmers Market Update

Jenny Doty, Recreation Supervisor, stated the Farmers Market will be open Saturdays April 21 through October 27 and Tuesdays, May 29 through August 28, 8 AM to noon.

14. December 31, 2017 Quarterly Financial Report Presentation

Doug Robinson, Chief Financial Officer, presented the fourth quarter financial report from 2017. Mr. Robinson indicated the auditors were in the office for the next several weeks and would present their findings at a City Council meeting in May.

15. Capital Improvement Plan Update

Tim Green, Deputy Community Development Director, gave an update on the status of the Capital Improvement projects throughout the city.

### **EXECUTIVE SESSION**

16. Discuss the acquisition of real property and associated potential litigation subject to the attorney-client privilege.

Mayor Boehm entertained a motion to recess into executive session in the Community Forum Green Room to discuss the acquisition of real property and associated potential litigation subject to attorney-client privilege in accordance with K.S.A. 75-4319(b)(2) and the Governing Body; Eric Wade, City Administrator; Cindy Harmison, City Attorney; Sean McLaughlin, Assistant City Attorney; Beccy Yocham, Community Development Director; and Tim Green, Deputy Community Development Director, present and the regular meeting resuming at 9:30 PM.

*Councilmember Roh made the motion, and Councilmember Hunt seconded. Motion passed unanimously.*

At 9:30 PM, the Governing Body reconvened in regular session.

*Councilmember Huckaba moved to extend the executive session to continue the discussion in the original motion for an additional 10 minutes with the regular session reconvening at 9:40 PM, Councilmember Roh seconded. Motion passed unanimously.*

At 9:40 PM, the Governing Body reconvened in regular session.

*A motion to adjourn was made by Councilmember Nolte, seconded by Councilmember Roh. Motion passed unanimously.*

Meeting adjourned at 9:40 PM.

/s/ Danielle Dulin  
Assistant to the City Administrator/  
Interim City Clerk