



Agenda

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

**June 5, 2018
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

7:00 PM

ROLL CALL

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

APPROVE MINUTES

May 15, 2018 City Council meeting minutes

Approved

MODIFICATION OF AGENDA

CONSENT AGENDA

Items 1 through 3

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. Resolution calling for a public hearing to consider approving Tax Increment Financing (TIF) Redevelopment Project Plan 11 in the City Center TIF District (Area E Building - City Center Lenexa, LLC).

[Resolution 2018-54](#)

On June 4, 2018, the Lenexa Planning Commission will be considering TIF Project Plan 11 to determine if it is consistent with the City's Comprehensive Plan. If the Planning Commission makes this finding, then pursuant to State law, the City Council must pass a resolution calling for a public hearing. This action is strictly procedural and merely sets a public hearing for July 17, 2018 at which time the Governing Body will consider adoption of a TIF project plan

covering approximately 2.6 acres at the southwest corner of Renner Boulevard and future Scarborough Street to help finance construction of a two-story, approximately 20,000 s.f. mixed-use retail/office development with associated infrastructure including the financing associated with construction of the balance of Hampton Street and the construction of Scarborough Street from Renner Boulevard west and north to connect with 87th Street Parkway.

2. Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County to include property located south of Prairie Star Parkway between Britton Street and future Ridgeview Road.

[Resolution 2018-55](#)

This resolution consents to the enlargement of the Johnson County Wastewater's service area boundaries within the City. The enlargement of the district is necessary to accommodate future surface and subsurface development south of Prairie Star Parkway between Britton Street and future Ridgeview Road.

3. Resolution authorizing the Mayor to execute an agreement with Larkin Lamp Rynearson to provide design services for The Cedars Storm Drainage Improvements Project.

[Resolution 2018-56](#)

Consultant services contract with Larkin Lamp Rynearson for final design and preparation of construction plans for The Cedars Storm Drainage Improvements. The project area includes the neighborhoods from 87th Street to 84th Street between Lackman Road and Little Mill Creek.

END OF CONSENT AGENDA

[Items 1-3 approved.](#)

NEW BUSINESS

4. Resolution amending the 2018-2022 Capital Improvement Program to adjust the budget for the addition of a Wayside Horn System in Old Town Lenexa and to adjust the budget for the Police Department Mobile Command Post.

[Resolution 2018-57](#)

The proposed amendment reflects the addition of a Wayside Horn System in Old Town Lenexa at the Pflumm Road and Noland Road railroad crossings. Additionally, the amendment adjusts the budget for the Mobile Command

Post for the Police Department. The total increase is approximately \$500,200.

5. Resolution authorizing the purchase of a Mobile Command Post from LDV Custom Specialty Vehicles.

[Resolution 2018-58](#)

This purchase and pricing was obtained through U.S. Government Service Administration Pricing for a total purchase price not to exceed \$550,711. This purchase was approved in the 2018-2022 Capital Improvement Program. The Mobile Command Post will be purchased from LDV Custom Specialty Vehicles.

END OF CONSENT AGENDA

PUBLIC HEARINGS

6. Consideration of City Center TIF District - Project Plan 1H--The Kiewit Project.

- a. Public hearing to consider adoption of Redevelopment (TIF) Project Plan 1H within the City Center TIF District.

[No comment](#)

- b. Ordinance adoption Redevelopment (TIF) Project Plan 1H.

[Ordinance 5657](#)

- c. Resolution approving a Disposition & Development Agreement with Kiewit Properties (Kansas), LLC regarding Redevelopment (TIF) Project Plan 1H.

[Resolution 2018-59](#)

TIF Project Plan 1H contemplates construction of a six-story office building, adjacent structured parking, and associated infrastructure and improvements on approximately 4 acres located south of 89th Street/Penrose Lane and west of Renner Boulevard. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 1H. If passed by a 2/3 vote, the Governing Body will consider adoption of a Disposition & Development Agreement with Kiewit Properties

(Kansas), LLC setting forth the terms and conditions for reimbursement of TIF eligible costs with TIF Revenues generated from the Project Plan 1H area.

7. Consideration of City Center TIF District - Redevelopment Project Plan 5A--
Sonoma Pointe Multi-Family Project.
 - a. Public hearing to consider adoption of Redevelopment (TIF) Project Plan 5A within the City Center TIF District.
[Trevor Keegan, 10016 Century Lane, questioned the need for public incentive for development of this property.](#)
 - b. Ordinance adoption Redevelopment (TIF) Project Plan 5A.
[Ordinance 5658](#)
 - c. Resolution approving a Disposition & Development Agreement with Sonoma Pointe, LLC regarding Redevelopment (TIF) Project Plan 5A.
[Resolution 2018-60](#)
TIF Project Plan 5A contemplates a multi-family residential development consisting of 322 units in multiple buildings and associated infrastructure and improvements. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 5A. If passed, the Governing Body will consider adoption of a DDA with Sonoma Pointe, LLC setting forth the terms and conditions for reimbursement of TIF eligible costs with TIF revenues.
8. Consideration of City Center TIF District - Redevelopment Project Plan 5B--
Sonoma Plaza Retail Center Project.
 - a. Public hearing to consider adoption of Redevelopment (TIF) Project Plan 5B within the City Center TIF District.
[No comment.](#)
 - b. Ordinance adoption Redevelopment (TIF) Project Plan 5B.
[Ordinance 5659](#)
 - c. Resolution approving a Disposition & Development Agreement with Sonoma Plaza, Inc. regarding Redevelopment (TIF) Project Plan 5B.

[Resolution 2018-61](#)

- d. Resolution determining the intent of the City to issue up to \$20,000,000 in industrial revenue bonds to help acquire, construct and equip a multi-phase retail development.

[Resolution 2018-62](#)

TIF Project Plan 5B contemplates a construction of approximately 143,700 square feet of retail in multiple buildings and associated infrastructure and improvements. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 5B. If passed, the Governing Body will consider adoption of a DDA with Sonoma Plaza, Inc. 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 the City's intent to issue up to \$20,000,000 in industrial revenue bonds for construction of the project.

9. Consideration of I-35 & 95th Street TIF District - Redevelopment Project Plan 5--Home2 Suites by Hilton and Office Project.

- a. Public hearing to consider adoption of Redevelopment (TIF) Project Plan 5 within the I-35 & 95th Street TIF District.

[No comment.](#)

- b. Ordinance adopting Redevelopment (TIF) Project Plan 5.

[Ordinance 5660](#)

- c. Resolution approving a Disposition & Development Agreement with Stag's Pass, LLC and KWB, LLC regarding Redevelopment (TIF) Project Plan 5.

[Resolution 2018-63](#)

TIF Project Plan 5 contemplates a two phase commercial development consisting of a Phase 1 redevelopment of a 19,000 square foot office building with surface parking and associated infrastructure and a Phase 2 construction of a four-story 99 guestroom hotel and associated improvements. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 5. If passed, the Governing Body will consider adoption of a DDA with Stag's Pass, LLC and KWB, LLC setting forth the terms and conditions for reimbursement of TIF eligible costs with TIF revenues.

10. Consideration of a request to vacate a drainage easement located at the southwest corner of Prairie Star Parkway and Monticello Road.

a. Conduct a public hearing.

No comment.

b. Approval of an ordinance vacating a drainage easement located at the southwest corner of Prairie Star Parkway and Monticello Road.

Ordinance 5661

This is a request to vacate a drainage easement south of Prairie Star Parkway and west of Monticello Road.

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

11. Update on Series 2018 general obligation bond and temporary note sales

12. 3/31/2018 Quarterly Financial Report Presentation

ADJOURN

8:30 PM