



**MINUTES OF THE
MAY 15, 2018
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th 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; Tim Green, Deputy Community Development Director; Cindy Harmison, City Attorney; Danielle Dulin, Assistant to the City Administrator/Interim City Clerk; and other City Staff.

APPROVE MINUTES

A motion to approve the minutes of the May 1, 2018 City Council meeting was made and seconded. Motion passed unanimously.

MODIFICATION OF AGENDA

None.

ACKNOWLEDGEMENTS

Eagle Scout Noah Fields of Troop 428.

PRESENTATIONS

2017 external audit results and Comprehensive Annual Financial Report

CONSENT AGENDA

1. Bid award to Total Electric for the installation of street lights along 83rd Street from Maurer Road to Lackman Road.

This bid is for the installation of a new street lighting system along 83rd Street from Maurer Road to Lackman Road and also includes the replacement of the bulbs in the existing post-top luminaires in the Brookwood Place subdivision with LED bulbs. The bid amount is \$98,855.00.

2. Acceptance for maintenance.
 - a. Enclave at Prairie Star Parkway Subdivision

This project constructed public street, storm, and street lighting improvements related to the Enclave at Prairie Star Parkway Subdivision also known as the Benton House Plat. The subdivision is located at the northwest corner of the Prairie Star Parkway and Prairie Creek Road intersection.

- b. Sar-Ko-Par Trails Park Pavilion Project

This project included demolition of the Rose House and construction of a new large pavilion as well as other park and site improvements. These improvements addressed some aging infrastructure and improved the only remaining portion of the park property that was not available for public use.

3. Ordinance adjusting special assessments on property in the Lenexa Logistics Centre North Mill Creek Road Special Benefit District.

The City established the Lenexa Logistics Center North Mill Creek Road Special Benefit District on October 6, 2015 to construct street improvements with at a maximum cost of \$3,460,000. The City subsequently approved Ordinance 5472 levying the maximum amount of the special assessments. The improvements are substantially complete and the City is planning to issue its special obligation bonds for the improvements in June 2018. The total costs came in at \$2,880,000 which is less than the anticipated maximum amount so the City is approving a new ordinance adjusting the special assessments.

4. Ordinance adjusting special assessments on property in the Lenexa Logistics Centre North Storm Drainage Special Benefit District.

The City established the Lenexa Logistics Center North Storm Drainage Special Benefit District on October 6, 2015 to construct street improvements with at a maximum cost of \$4,970,000. The City subsequently approved Ordinance 5473 levying the maximum amount of the special assessments. The improvements are substantially complete and the City is planning to issue its special obligation bonds for the improvements in June 2018. The total costs are \$4,445,000 which is less than the anticipated maximum amount so the City is approving a new ordinance adjusting the special assessments.

5. Ordinance adjusting special assessments on property in the Cottonwood Canyon

Street Special Benefit District.

The City established the Cottonwood Canyon Street Special Benefit District on December 15, 2015 to construct street improvements at a maximum cost of \$3,140,000. The City subsequently approved Ordinance 5531 levying the maximum amount of the special assessments. The improvements are substantially complete and the City is planning to issue its special obligation bonds for the improvements in June 2018. The total costs came in at \$2,145,000 which is less than the anticipated maximum amount so the City is approving a new ordinance adjusting the special assessments.

6. Ordinance adjusting special assessments on property in the Britton Street Extension Special Benefit District.

The City established the Britton Street Extension Special Benefit District on April 5, 2016 to construct street improvements at a maximum cost of \$1,513,349. The City subsequently approved Ordinance 5544 levying the maximum amount of the special assessments. The improvements are substantially complete and the City is planning to issue its special obligation bonds for the improvements in June 2018. The total costs came in at \$1,255,000 which is less than the anticipated maximum amount so the City is approving a new ordinance adjusting the special assessments.

7. Resolution repealing Resolution 87-70 regarding acceptance of a petition extending a sanitary sewer line and authorizing construction of the same.

This resolution repeals Resolution 87-70 which was passed over 30 years ago to establish a special improvement district to construct a sanitary sewer line for a City project that was subsequently abandoned. The resolution was recorded in 1987 and is being repealed at the request of the property owner to clean up title to the property.

8. Resolution authorizing the Mayor to execute an agreement between the City and the Secretary of Transportation for the State of Kansas for intersection improvements at 95th Street and Santa Fe Trail Drive.

This is a city/state agreement for the construction of the 95th Street and Santa Fe Trail Drive intersection improvements project.

9. Resolution authorizing certain employees to take necessary and appropriate action, to make inquires, and to receive notices regarding the Municipal Investment Pool (MIP).

The State of Kansas offers an investment pool as a voluntary investment alternative for local governments in Kansas. Due to recent staffing changes in the Finance Department the city needs to modify the list of individuals authorized to access the MIP.

10. Resolution authorizing certain city employees and officers to act as agents to transact business with authorized financial institutions.

Employees in the Finance Department are responsible for processing financial transactions with authorized financial institutions. Due to recent staffing changes in the Finance Department the city needs to modify the list of individuals authorized to process these transactions.

11. Resolution approving and authorizing the Mayor to execute a Guaranteed Thirty-Six Month Price Agreement with ADP, LLC for the Payroll, Human Resources and Time and Labor processing services.

The City has used ADP for payroll and human resources data processing services since 2008. This agreement will extend current services with ADP for three additional years with a 0% increase in fees over the three year term.

END OF CONSENT AGENDA

A motion to approve items 1 through 11 on the consent agenda was made by Councilmember Lemons, seconded by Councilmember Nolte. Motion passed unanimously.

BOARD RECOMMENDATIONS

12. Approval of preliminary plan for Broderson Manufacturing, located at 14741 West 106th Street.

This application is for the development of a business park campus for Broderson Manufacturing that encompasses both the north and south sides of 106th Street on property currently owned by Broderson Development. Expansion includes increasing the outdoor storage area and adding parking on the north parcel and minor site improvements to the south parcel.

A motion to approve Item 12 was made by Councilmember Roh, seconded by Councilmember Karlin. Motion approved unanimously.

13. Ordinance approving a ten-year Special Use Permit for Perception Dance Studio, located at 10610 Summit Street, to allow Personal Instruction, General.

This is a request for approval of a ten-year Special Use Permit to allow Personal Instruction, General, located at 10610 Summit Street, in a BP-2, Planned Manufacturing zoning district.

Magi Tilton stated in 2015, the studio was granted a 10-year Special Use Permit at its current location within Lenexa and has operated for four years; however, the studio has outgrown its current space and is relocating to 10610 Summit Street. The property is in the BP-2 Zoning District and the dance studio is consider personal instruction, general use and requires a Special Use Permit. Staff is recommending a 10-year Special Use Permit. Nobody spoke at the Planning Commission public hearing. Planning Commission asked questions regarding the circulation of traffic. The studio has staggered ending times and the studio is busy during the evening when other businesses are not open. Staff and Planning Commission recommend approval.

A motion to approve Item 13 was made by Councilmember Nix, seconded by Councilmember Stuke. Motion passed unanimously.

PUBLIC HEARINGS

14. Consideration of I-35 & 95th Street TIF District - Redevelopment Project Plan 5 (Home2 Suites by Hilton and Office Project) - Applicant requests this item be continued to the June 5, 2018 City Council Meeting
 - a. Public hearing to consider adoption of Redevelopment (TIF) Project Plan 5 within the I-35 & 95th Street TIF District - Applicant requests this item be continued to the June 5, 2018 City Council Meeting
 - b. Ordinance adopting Redevelopment (TIF) Project Plan 5. - Applicant requests this item be continued to the June 5, 2018 City Council Meeting
 - c. Resolution approving a Disposition & Development Agreement with Stag's Pass, LLC and KWB, LLC regarding Redevelopment (TIF) Project Plan 5. - Applicant requests this item be continued to the June 5, 2018 City Council Meeting

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.

A motion to continue Item 14 to the June 5, 2018 City Council meeting was made by Councilmember Roh, seconded by Councilmember Lemons. Motion passed

unanimously.

NEW BUSINESS

15. Resolution authorizing the Mayor to execute a design-build contract with McCown Gordon Construction for the design and construction of the Municipal Services Fleet Facility Building Project and waiving the sealed bid process.

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.

Nick Arena, Municipal Services Director, introduced Charlie Love, the Assistant Municipal Services Director and project manager for the new fleet facility building. Mr. Love explained the obsolescence of the current facility and reviewed the selection process of the design-build team. Staff recommends moving forward with McCown Gordon and Finkle Williams for the design and construction of the project. Mr. Love stated that an open house was held for neighbors regarding the design of the facility and landscaping of the site. Mr. Love stated that the final design is anticipated to be completed this summer, and the Governing Body will be kept apprised of the progress of the project.

A motion to approve Item 15 was made by Councilmember Stuke, seconded by Councilmember Huckaba. Motion passed unanimously.

16. Resolution authorizing the Mayor to execute an agreement between the City and Shockey Consulting Services, LLC to facilitate Vision 2040.

The City is starting its third visioning process known as Vision 2040, which will require certain professional services to facilitate the process. The City solicited proposals to facilitate Vision 2040 and recommends entering into an agreement with Shockey Consulting Services, LLC for such services. The total cost of these services shall not exceed \$139,230.

Logan Wagler, Deputy Parks and Recreation Director, introduced Mike Stein and Stacy Knipp as the Vision 2040 Steering Committee co-chairs.

Mr. Stein and Ms. Knipp updated the Governing Body on the selection process of Shockey Consulting Services, LLC and the selection of the steering committee members, and the role of the steering committee.

Mr. Wagler explained the primary factors in selecting Shockey Consulting: their approach to the continuity of Visions 2020 and 2030, approach to community outreach, and the addition of a futurist on their team. Mr. Wagler stated the timeline for completing Vision 2040 is 7 months which is shorter than previous visioning processes.

Several members of the Governing Body shared their excitement for Vision 2040.

A motion to approve Item 16 was made by Councilmember Roh, seconded by Councilmember Nix. Motion passed unanimously.

BUSINESS FROM FLOOR

Dan Rompage, 9301 Swarner Drive, Lenexa, KS 66219, inquired about the improvements for the intersection of I-435 and 87th Street Parkway. Tim Green, Deputy Community Development Director, stated the city conducted a future traffic study for 87th Street Parkway in the early 2000s. The study includes widening to three lanes from Loreit Boulevard to Renner Boulevard for both eastbound and westbound traffic.

Mr. Rompage also cautioned against overdeveloping the city.

COUNCILMEMBER REPORTS

Councilmember Karlin thanked City of Lenexa employees for their fund raising efforts for teen suicide prevention.

Councilmember Stuke recognized that May 13-19 is Peace Officer Memorial Week.

Councilmembers Roh and Huckaba stated the Lenexa Art Fair was a great event again this year.

STAFF REPORTS

17. LEED Silver Award Presentation

Todd Pelham, Deputy City Administrator, stated the city was notified by the Green Building Council that City Hall and the Recreation Center received the LEED Silver designation. Sarah Greenwood, Greenwood Consulting, praised the city for making the commitment to a LEED certification early in the design process and shared that buildings are 40% more efficient than buildings not built to LEED certification standards.

18. Aquatics Master Plan Update

Mr. Wagler gave an overview of the various aquatic facilities and recent attendance numbers. He stated that the city subsidizes pool operations by approximately \$122,000 each year and there are also indirect costs that are not included in that dollar amount. The aquatics master plan will review the needs and desires of the community in regards to aquatic facilities. Lindsay Hart, Recreation Superintendent, reviewed the objectives and phases of the study being conducted by Water's Edge.

19. Wayside Horn Update

Beccy Yocham, Community Development Director, provided an update on the feedback received after the wayside horn demonstration in Old Town on May 8. Feedback was mostly positive. Ms. Yocham stated that the initial estimate from the railroad could take up to 6 months; it took 18 months from the formal request to installation for the city of Merriam. Ms. Yocham indicated there may be unallocated funds available in the capital improvement fund to pay for the horns, and if the City Council wanted to move forward, an amendment to the Capital Improvement Fund would be brought to the City Council for approval. There was consensus from the City Council members to move forward with a formal request to BNSF Railroad for a cost estimate to install the wayside horns in Old Town Lenexa.

ADJOURN

A motion to adjourn was made by Councilmember Nolte, seconded by Councilmember Roh. Motion passed unanimously. Meeting adjourned at 9:15 PM.

/s/ Danielle Dulin

Assistant to the City Administrator/
Interim City Clerk