



**MINUTES OF THE
JULY 3, 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, Corey Hunt, Andy Huckaba, and Mandy Stuke. Councilmember Dan Roh was absent.

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 June 19, 2018 City Council meeting was made by Councilmember Stuke and seconded Councilmember Huckaba. Motion passed unanimously.

MODIFICATION OF AGENDA

Staff withdrew Item 6.

APPOINTMENTS

Council Present—Dan Roh, July 1, 2018 – December 31, 2018

A motion to elect Councilmember Huckaba Acting Council President was made by Councilmember Nicks, seconded by Councilmember Hunt. Motion passed unanimously.

CONSENT AGENDA

1. Resolution authorizing the Mayor to execute an agreement with Walter P. Moore to provide design services for the Lakeview Storm Drainage Improvements Project.

A study was conducted earlier this year due to reports of flooding and a high concentration of pipes in poor condition in the neighborhoods from 87th Street to Santa Fe between Pflumm Road and Little Mill Creek. This contract will allow Walter P. Moore to design improvements and prepare construction plans to bid later in 2018 or early 2019. The total for this contract is \$219,535.

2. Resolution approving and authorizing the purchase of Mobile Data Computers from Turn-Key Mobile, Inc.

The Police Department plans to replace the Mobile Data Computers for the entire vehicle fleet in order to increase uniformity in the platform used and improve the department's ability to support the computers. The computers will be purchased through cooperative agreement pricing.

3. Resolution authorizing the Mayor to execute an addendum to an agreement with Independent Salt Company for the purchase of rock salt.

This purchase will restock 3100 tons of rock salt that was used over the 2017/2018 winter season. The price per ton in 2018 will be \$48.18 per ton for a total purchase price of \$149,358.00.

4. Resolution authorizing the Mayor to execute an agreement with Olsson Associates, Inc. to provide consulting services for the City of Lenexa Complete Streets Policy.

Lenexa is seeking to develop a comprehensive complete streets policy that identifies, defines and recommends strategies for implementing complete street elements. Complete streets policies ensure that the entire right-of-way is planned, designed, constructed, operated and maintained to provide safe access for all users. The total cost for consulting services is \$199,213.

END OF CONSENT AGENDA

A motion to approve items 1 through 3 on the consent agenda was made by Councilmember Huckaba and seconded by Councilmember Karlin. Motion passed unanimously.

A motion to approve item 4 on the consent agenda was made by Councilmember Nicks and seconded by Councilmember Lemons. Motion passed unanimously with Mayor Boehm abstaining due to a conflict of interest.

BOARD RECOMMENDATIONS

5. Rezoning, Special Use Permit and Preliminary Plan for QuikTrip #295, located at the

northeast corner of 95th street and Noland Road. - **THIS ITEM WAS CONTINUED FROM THE JUNE 19, 2018 COUNCIL MEETING**

- a. Ordinance rezoning property located at the northeast corner of 95th Street and Noland Road from existing R-1, Residential Single-Family, NP-O, Planned Neighborhood Office and CP-2, Planned Community Commercial Zoning Districts to CP-1, Planned Neighborhood Commercial Zoning District. RZ18-03
- b. Ordinance for a special use permit to allow "Gasoline Sales, General" in the proposed CP-1, Planned Neighborhood Commercial Zoning District.
- c. Companion Preliminary Plan for QuikTrip #295.

This application will rezone 1.37 acres of property located at the northeast corner of Noland Road and 95th Street from R-1, NP-O, and CP-2 to CP-1. There is also a request for a special use permit to allow "Gasoline Sales, General" in a CP-1 zoning district. Lastly, the companion preliminary plan shows a 4,840 square foot QuikTrip being constructed on this corner. RZ18-03, SU18-06 and PL18-02CP.

This item was continued from the June 19, 2018 council meeting to allow the applicant to consider modifications to the proposed site layout and landscaping. Since that time, the applicant has proposed significant modifications which include reorienting the building to front on 95th Street and increasing the buffering to the north. Staff recommends this application be remanded to the Planning Commission for their reconsideration of the plan changes.

Beccy Yocham, Community Development Director, stated this application is a proposal for three parcels of land located at the northeast corner of 95th Street and Nolan Road to be redeveloped for a QuikTrip convenience store with seven fuel pumps. The site plan reviewed by the Planning Commission and recommended for denial at the June 4 meeting depicted the orientation of the building facing Noland Road. The applicant has revised the site plan to orient the building to face 95th Street and has increased buffering along the north property line. Ms. Yocham indicated the modifications are substantially different from the site plan reviewed by the Planning Commission; therefore, staff recommends remanding the site plan back to the Planning Commission for reconsideration of the modified plan at the August 6, 2018 Planning Commission meeting. The applicant is in favor of the remand. Ms. Yocham indicated one of the concerns of staff is ensuring that residents are kept aware of the status of the application, and the applicant has agreed to mail courtesy notice to the property owners they were required to notify for the special use permit and will also hold another neighborhood meeting to allow the neighbors to review the modified plan. Ms. Yocham stated the proposed remand letter directs the Planning Commission to reconsider the revised plan in its entirety and also directs the Planning Commission to allow public comment on the revised plan.

Councilmember Karlin shared concerns about the traffic generated by this use. Ms. Yocham indicated staff has not had an opportunity to fully review the revised plan; however, staff will make sure traffic is addressed with the Planning Commission and the City Council when the plan is reconsidered.

A motion to remand Item 5 to the Planning Commission to be heard at the August 6, 2018 meeting was made by Councilmember Huckaba and seconded by Councilmember Nolte. Motion passed unanimously.

BUSINESS FROM FLOOR

None.

STUDENT INTRODUCTIONS

Boy Scouts from Troop 439, Ryan Denton, Simon Wicks, Simon Adams, Elias Denton, Grant Cottreu, Owen Nesmith, Josh Webster and Ben Webster, were present working on their Communication Merit Badges.

COUNCILMEMBER REPORTS

Councilmember Huckaba commented on his work with the Federal Communications Commission and the expanding of the telecommunications network. He provided an update on Senate Bill 3157 which would limit local government fees to the actual and applicable costs of permitting, renting infrastructure, and access to right-of-way to telecommunications company for expansion of the 4G and ultimately the 5G networks. He asked staff to review the bill to determine if the city needed to take a position and contact Senator Moran's office.

STAFF REPORTS

7. Tennis courts emergency repair discussion

Logan Wagler, Deputy Parks and Recreation Director, updated the Governing Body on the condition of the tennis courts. He stated the tennis courts in Bois d'Arc Park & Sar-Ko-Par/Indian Trails Park are in the worst condition. He requested emergency funding in 2018 to reconstruct the courts in Sar-Ko-Par and indicated the 2019 Capital Improvement Program would be revised to include reconstruction of the Bois d'Arc Park courts.

Staff was given direction to take a look a more comprehensive look at tennis courts throughout the city to determine if locating the tennis courts in the same area is ideal or if courts should be installed in other areas of the city where there are not any tennis courts.

ADJOURN

It was moved and seconded to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 8:00 PM.

/s/ Danielle Dulin

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