



Agenda

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

**JANUARY 5, 2021
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER Pledge of Allegiance

ROLL CALL

APPROVE MINUTES December 15, 2020 City Council meeting draft minutes
(located in the Appendix)

**MODIFICATION OF
AGENDA**

PRESENTATIONS Lenexa Economic Development Council and Convention
and Visitor's Bureau Reports (located in the Appendix)

CONSENT AGENDA

Item Numbers

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. Bid Award - Corporate Avenue Storm Drainage Repairs

The discovery of several failing pipes under Corporate Avenue south of College Boulevard necessitated urgent repairs as the pavement over the pipes was also beginning to fail.

2. Approval of a new Cereal Malt Beverage license for QuikTrip Corporation, located at 12355 W. 95th Street

QuikTrip Corporation has applied for a Cereal Malt Beverage license for the new location at 12355 W. 95th Street.

3. Resolution approving an Amendment to the Disposition and Development

Agreement with Meritex Lenexa Development I, LLC (Meritex Surface Buildings) extending the time for performance

The City entered into a Disposition and Development Agreement with Meritex Lenexa Development I, LLC for the construction of two 120,000 square foot industrial/flex buildings located in the northwest corner of 99th Street and Britton Street in the Ridgeview Mining TIF District. The developer has requested additional time to complete the construction of the project. The resolution extends the time for performance six months until July 1, 2021.

4. Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas, to include property located southeast of 83rd Street and Mize Road

The County must obtain the City's consent to any proposed enlargements to the Consolidated Main Sewer District ("CMSD") of Johnson County, Kansas. CMSD has requested consent to enlarge its sanitary sewer system in a 12.7-acre area located east of Mize Boulevard and south of 83rd Street.

5. Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas, to include property located north of 95th Street and east of Monticello Road

The County must obtain the City's consent to any proposed enlargements to the Consolidated Main Sewer District ("CMSD") of Johnson County, Kansas. CMSD has requested consent to enlarge its sanitary sewer system in a 12.1-acre area located north of 95th Street and east of Monticello Road.

END OF CONSENT AGENDA

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

6. 2021 Pavement Management Program
7. Unified Development Code Amendments related to Homeless Shelters

ADJOURN

APPENDIX

8. December 15, 2020 City Council meeting draft minutes
9. LEDC Report
10. CVB Report

Dist. Governing Body; Management Team; Agenda & Minutes Distribution List

IF YOU NEED ANY ACCOMMODATIONS FOR THE MEETING, PLEASE CONTACT THE CITY ADA COORDINATOR, 913/477-7550. KANSAS RELAY SERVICE 800/766-3777. PLEASE GIVE 48 HOURS NOTICE



**CITY COUNCIL
MEMORANDUM**

ITEM 1

SUBJECT: Bid Award - Corporate Avenue Storm Drainage Repairs

CONTACT: Tim Green, Deputy Community Development Director
Tom Jacobs, Stormwater Engineer

DATE: January 5, 2021

ACTION NEEDED:

Award bid for the Corporate Avenue Storm Drainage Repairs Project to VF Anderson Builders.

PROJECT BACKGROUND/DESCRIPTION:

Resident complaints led to the discovery of several failing pipes under Corporate Avenue south of College Boulevard. Because the pavement was beginning to fail, plans were prepared in-house and three contractors were solicited for bids. All three contractors responded with bids as follows:

<u>Contactor</u>	<u>Bid</u>
VF Anderson Builders (LOW BIDDER)	\$79,888
Linaweaver Construction	\$85,500
Mega KC	\$117,000
<i>Engineer's Estimate</i>	<i>\$106,450</i>

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

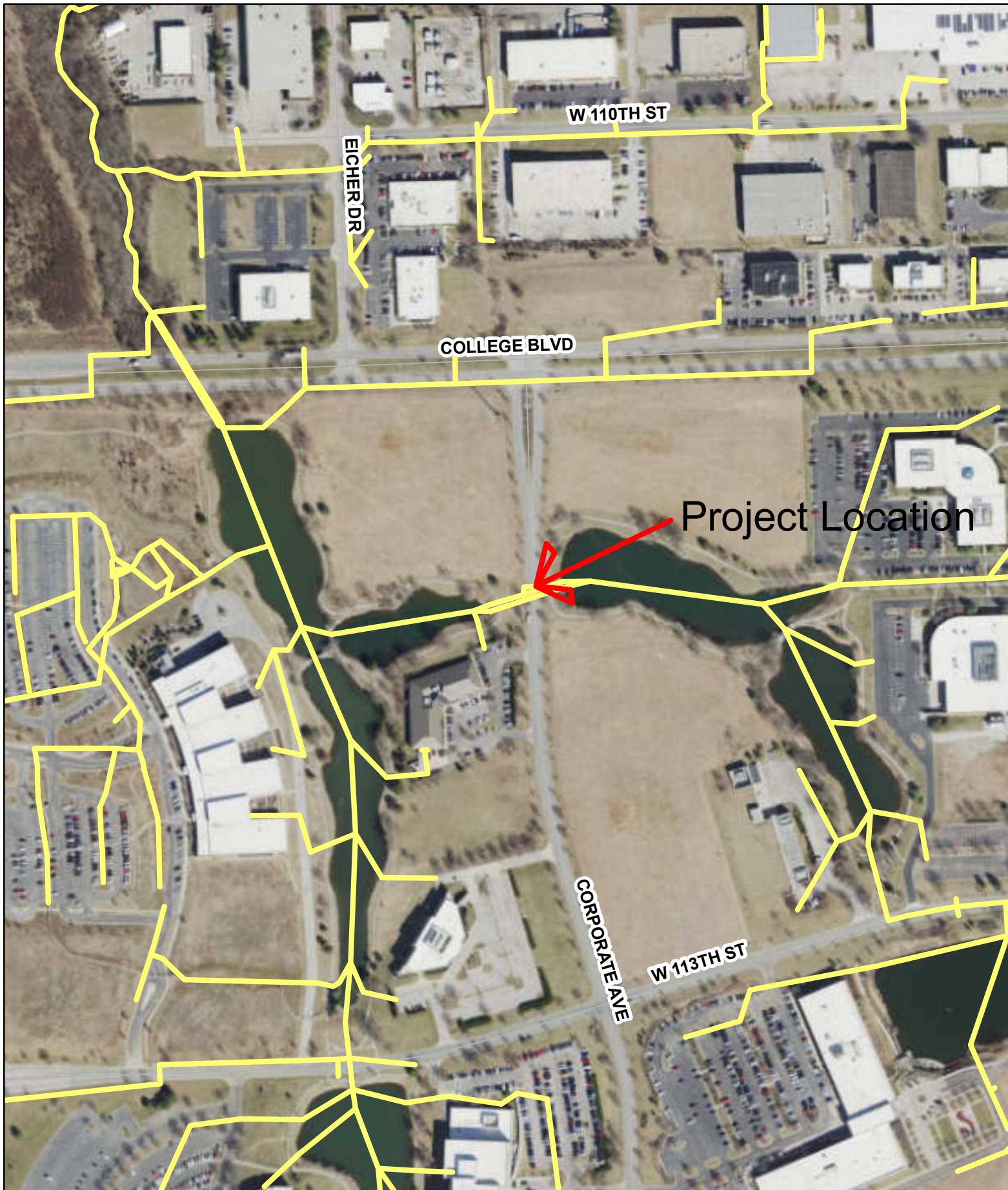
This project will be paid for out of CIP project number 90055, 2020 Stormwater Infrastructure.

STAFF RECOMMENDATION:

Staff recommends award of the bid to VF Anderson Builders in the amount of \$79,888.

ATTACHMENTS

1. Map



Corporate Avenue South of College

Aerial/Vicinity Map



**CITY COUNCIL
MEMORANDUM**

ITEM 2

SUBJECT: Approval of a new Cereal Malt Beverage license for QuikTrip Corporation, located at 12355 W. 95th Street

CONTACT: Scott McCullough, Community Development Director

DATE: January 5, 2021

ACTION NEEDED:

Approve a new Cereal Malt Beverage (CMB) license for QuikTrip Corporation, located at 12355 W. 95th Street.

PROJECT BACKGROUND/DESCRIPTION:

QuikTrip Corporation has applied for a CMB license for its newest location at 12355 W. 95th Street. A CMB license is required for any individual or entity to sell cereal malt beverages or 6% beer in the City.

STAFF RECOMMENDATION:

Approval of the license.

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 3

SUBJECT: Resolution approving an Amendment to the Disposition and Development Agreement with Meritex Lenexa Development I, LLC (Meritex Surface Buildings) extending the time for performance

CONTACT: Sean McLaughlin, City Attorney

DATE: January 5, 2021

ACTION NEEDED:

Adopt a Resolution approving an Amendment to the Disposition and Development Agreement with Meritex Lenexa Development I, LLC (Meritex Surface Buildings).

PROJECT BACKGROUND/DESCRIPTION:

The City approved Project Plan 4 within the Ridgeview Mining TIF District and entered into a Disposition and Development Agreement ("DDA") with Meritex Lenexa Development I ("Meritex") on April 16, 2019. Project Plan 4 includes 18 acres located on the northwest corner of the intersection of 99th Street and Britton Street. Project Plan 4 includes the construction of two 120,000 square foot industrial/flex buildings, access road, surface parking, sidewalks, landscaping, and associated infrastructure ("Project").

The goal was to have the Project substantially complete by the end of 2020, but utility construction delays and the need to replace steel structural components damaged during construction slowed down the Project. Meritex requested additional time pursuant to the performance standards set forth in the DDA to complete construction of the Project (now anticipated for early Spring 2021). The proposed amendment to the DDA grants Meritex an extension of time for performance until July 1, 2021. City staff believes this amendment provides sufficient time for the completion of construction and is comfortable with this extension because Meritex has been diligently pursuing its obligations under the DDA. All other provisions of the DDA shall remain the same.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The TIF District was established over the Project Plan 4 area in 1997, at which time the tax increment was captured. Project Plan 4 identifies private reimbursable TIF expenses of \$4,260,000. The feasibility study prepared by Lenexa CFO Doug Robinson conservatively estimates the Project Plan 4 area and the District TIF increment of \$9,015,940 over the 20 year TIF Term. The TIF increment plus other available private revenues and funds are expected to be sufficient to pay for the eligible reimbursable expenses. This is a pay-as-you-go TIF, so reimbursement is only made to the extent TIF revenues are actually received by the City.

STAFF RECOMMENDATION:

Adoption of the resolution.

ATTACHMENTS

1. Map
2. Resolution
3. Amendment

Project Plan 4 Area



RESOLUTION NO. _____

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT ONE TO THE DISPOSITION & DEVELOPMENT AGREEMENT WITH MERITEX LENEXA DEVELOPMENT I, LLC (MERITEX SURFACE BUILDINGS 1 & 2 PROJECT).

WHEREAS, on April 16, 2019 the City approved Redevelopment (TIF) Project Plan 4 in the Ridgeview Mining TIF District (the "Project Plan") which contemplates construction of two 120,000 sq. ft. office/warehouse buildings at the northwest corner of 99th Street and Britton Street. (the "Project"); and

WHEREAS, Meritex Lenexa Development I, LLC, a Kansas limited liability company ("Developer") and the City entered into that certain Disposition & Development Agreement dated April 16, 2019 (the "DDA"); and

WHEREAS, the Parties have entered into the DDA to address, among other things, the terms for the implementation of the Project Plan and the priorities for reimbursement with TIF Revenues generated by the Project; and

WHEREAS, Developer has requested an extension of time for substantial completion of the Project; and

WHEREAS, the Parties desire to enter into an Amendment to the DDA (the "Amendment") to adjust the priorities for reimbursement provided in the DDA, all as set forth in the Amendment attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:

SECTION ONE: The City Council hereby approves and authorizes the Mayor to execute the Amendment One to the DDA, attached hereto as Exhibit A and incorporated herein by reference.

SECTION TWO: This Resolution shall take effect immediately upon passage and its execution by the Mayor.

ADOPTED by the Lenexa City Council this 5th day of January, 2021.

SIGNED by the Mayor this 5th day of January, 2021.

CITY OF LENEXA, KANSAS

[SEAL]

Michael A. Boehm, Mayor

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

Sean McLaughlin, City Attorney

**AMENDMENT ONE TO THE
DISPOSITION AND DEVELOPMENT AGREEMENT**

THIS AMENDMENT ONE TO THE DISPOSITION AND DEVELOPMENT AGREEMENT (the "Amendment") entered into this _____ day of _____ 2021, by and between MERITEX LENEXA DEVELOPMENT I, LLC, a Kansas limited liability company ("Developer") and CITY OF LENEXA, KANSAS, a municipal corporation duly organized under the laws of the State of Kansas ("City").

RECITALS

A. The City and Developer entered into that certain Redevelopment (TIF) Project Plan 4 Disposition and Development Agreement, dated April 16, 2019 (the "Agreement") pertaining to Project Plan 4 (as defined in the Agreement) and the Project Plan Area located at the northeast corner of Britton Street and 99th Street (as defined in the Agreement).

B. The City and Developer desire to amend the Agreement as set forth below.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual covenants and agreement herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

1. Section 3.3(a) of the Agreement is deleted and replaced with the following:

Developer shall commence or cause to be commenced construction of the Private Project Improvements no later than July, 2019 and the Project shall be substantially complete, as evidenced by a certificate of occupancy or temporary certificate of occupancy on or before July 1, 2021 (the "**Project Schedule**"); and

2. Except as specifically amended hereby, the Agreement remains in full force and effect and is hereby ratified by the parties hereto. In the event that any of the terms or conditions of the Agreement conflict with this Amendment, the terms and conditions of this Amendment shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date above.

[Signature Pages Follow]

City of Lenexa, Kansas

By:_____

Name:_____Michael A. Boehm_____

Title:_____Mayor_____

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

Sean McLaughlin, City Attorney

ACKNOWLEDGMENT

STATE OF KANSAS)

)ss.

COUNTY OF JOHNSON)

On this ____ day of _____, 2021 before me appeared Michael A. Boehm, who acknowledged himself to be Mayor of the City of Lenexa, Kansas, and that he, as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of said entity.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

Developer:

**Meritex Lenexa Development I, LLC
A Kansas Limited Liability Company**

By: _____

Printed Name: _____

Title: _____

ACKNOWLEDGEMENT

STATE OF _____)
)SS.
COUNTY OF _____)

On this ____ day of _____, 2021 before me appeared _____
_____, who acknowledged himself to be _____ of
Meritex Lenexa Development I, LLC and that he, as such and being authorized so to
do, executed the foregoing instrument for the purposes therein contained on behalf of
said entity.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____



**CITY COUNCIL
MEMORANDUM**

ITEM 4

SUBJECT: Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas, to include property located southeast of 83rd Street and Mize Road

CONTACT: David Jack, Assistant City Attorney

DATE: January 5, 2021

ACTION NEEDED:

Adopt a resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas, to include property located southeast of 83rd Street and Mize Road.

PROJECT BACKGROUND/DESCRIPTION:

Johnson County Charter Resolution No. 29-92 requires the County to obtain the City's consent to any proposed enlargements to the Consolidated Main Sewer District ("CMSD") of Johnson County, Kansas. CMSD has requested consent to enlarge its sanitary sewer system in a 12.7-acre area located east of Mize Boulevard and south of 83rd Street. The proposed enlargement is located in Lenexa and will serve the Cedarcrest subdivision. City staff has reviewed this request and does not object to the requested enlargement.

STAFF RECOMMENDATION:

Adoption of the resolution.



ATTACHMENTS

1. Map
2. Resolution


Owner:
Millbrook Builders, LLC

Property ID: IF231229-4006
Parcel Acreage: 12.74 acres

**Land Use: Residential highest
and best use**

-  Subject Parcels
-  Current CMSD Boundary

Sanitary Sewers

-  Gravity Sewers



RESOLUTION NO. _____

A RESOLUTION CONSENTING TO THE ENLARGEMENT OF THE CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS TO INCLUDE PROPERTY LOCATED EAST OF MIZE BOULEVARD AND SOUTHWEST OF WEST 84TH STREET AND PICKERING STREET.

WHEREAS, Johnson County, Kansas Charter Resolution No. 29-92 requires the Board of County Commissioners to obtain the City's consent before enlarging any sewer district within the City limits; and

WHEREAS, the Board of County Commissioners desires to expand the Consolidated Main Sewer District to include approximately 12.74 acres in the area located approximately east of Mize Boulevard and southwest of West 84th Street and Pickering Street; and

WHEREAS, the City consents to the proposed enlargement of the Consolidated Main Sewer District.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:

SECTION ONE: The City consents to the proposed enlargement of the Consolidated Main Sewer District within the city limits of Lenexa, Kansas to include the property shown and described on Exhibit "A".

SECTION TWO: This Resolution shall become effective upon passage.

ADOPTED by the City Council this 5th day of January, 2021.

SIGNED by the Mayor this 5th day of January, 2021.

CITY OF LENEXA, KANSAS

[SEAL]

Michael A. Boehm, Mayor

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

David Jack, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 5

SUBJECT: Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas, to include property located north of 95th Street and east of Monticello Road

CONTACT: David Jack, Assistant City Attorney

DATE: January 5, 2021

ACTION NEEDED:

Adopt a resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas, to include property located north of 95th Street and east of Monticello Road.

PROJECT BACKGROUND/DESCRIPTION:

Johnson County Charter Resolution No. 29-92 requires the County to obtain the City's consent to any proposed enlargements to the Consolidated Main Sewer District ("CMSD") of Johnson County, Kansas. CMSD has requested consent to enlarge its sanitary sewer system in a 12.1-acre area located north of 95th Street and east of Monticello Road. The proposed enlargement is located in Lenexa and will serve the Silverleaf subdivision. City staff has reviewed this request and does not object to the requested enlargement.

STAFF RECOMMENDATION:

Adoption of the resolution.




ATTACHMENTS

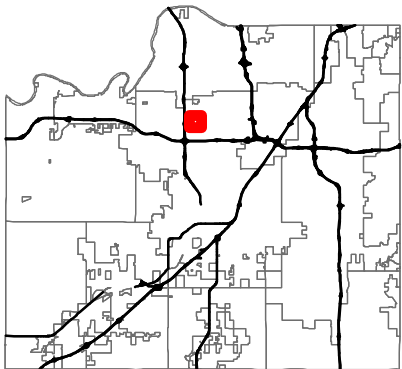
1. Map
2. Resolution

Owner:
Unified School Dist #233

Property ID: IF231234-4010
Parcel Acreage: 12.17 acres

**Land Use: Residential highest
and best use**

-  Subject Parcels
-  Current CMSD Boundary
- Sanitary Sewers**
-  Gravity Sewers



RESOLUTION NO. _____

A RESOLUTION CONSENTING TO THE ENLARGEMENT OF THE CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS TO INCLUDE PROPERTY LOCATED NORTH OF 95TH STREET AND EAST OF MONTICELLO ROAD.

WHEREAS, Johnson County, Kansas Charter Resolution No. 29-92 requires the Board of County Commissioners to obtain the City's consent before enlarging any sewer district within the City limits; and

WHEREAS, the Board of County Commissioners desires to expand the Consolidated Main Sewer District to include the approximately 12.17 acres in the area located north of 95th Street and east of Monticello Road; and

WHEREAS, the City consents to the proposed enlargement of the Consolidated Main Sewer District.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:

SECTION ONE: The City consents to the proposed enlargement of the Consolidated Main Sewer District within the city limits of Lenexa, Kansas to include the property shown and described on Exhibit "A".

SECTION TWO: This Resolution shall become effective upon passage.

ADOPTED by the City Council this 5th day of January, 2021.

SIGNED by the Mayor this 5th day of January, 2021.

CITY OF LENEXA, KANSAS

[SEAL]

Michael A. Boehm, Mayor

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

David Jack, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 6

SUBJECT: 2021 Pavement Management Program
CONTACT: Nick Arena, Director of Municipal Services
DATE: January 5, 2021

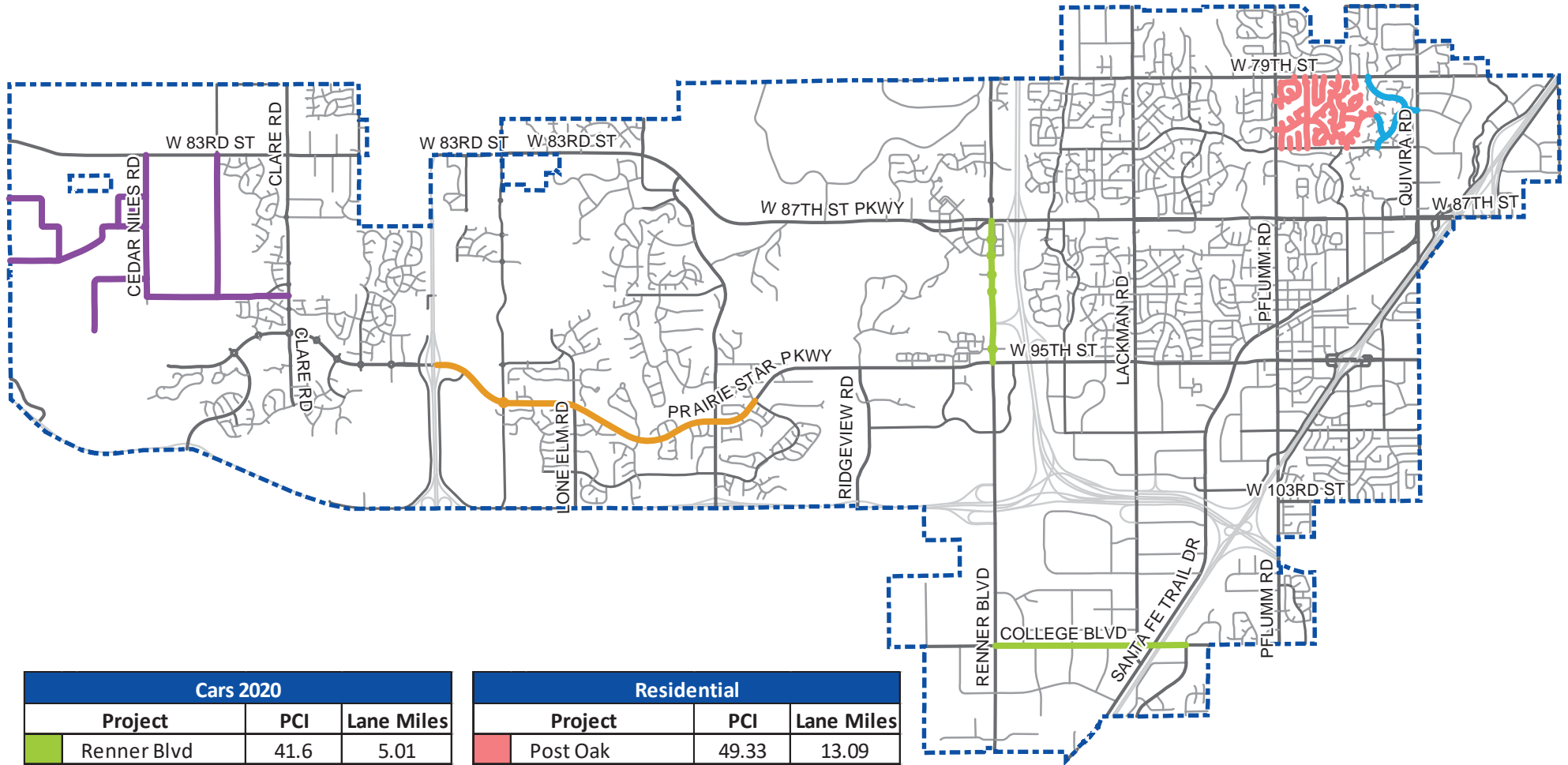
PROJECT BACKGROUND/DESCRIPTION:

The proposed 2021 Pavement Management Program will consist of treating approximately 31 lane miles of thoroughfares with a two-inch mill and asphalt overlay and nine lane miles of residential streets receiving a UBAS treatment. In comparison, the total lanes miles in the 2020 Pavement Management Program was 46 lane miles receiving either a two-inch mill and overlay or UBAS treatment.

Prairie Star Parkway from K-7 east to Falcon Valley Drive was scheduled to be have a mill and overlay in 2020. Due to unknown tax revenues from gas and sales tax, staff made the decision to delay this section of roadway in 2020 and include it in the 2021 program.

ATTACHMENTS

1. 2021 PMP Presentation



Cars 2020			
Project	PCI	Lane Miles	
Renner Blvd	41.6	5.01	
College Blvd	35.8	5.72	
Total		10.73	

Thoroughfares			
Project	PCI	Lane Miles	
Prairie Star Pkwy	61.17	13.59	
Total		13.59	

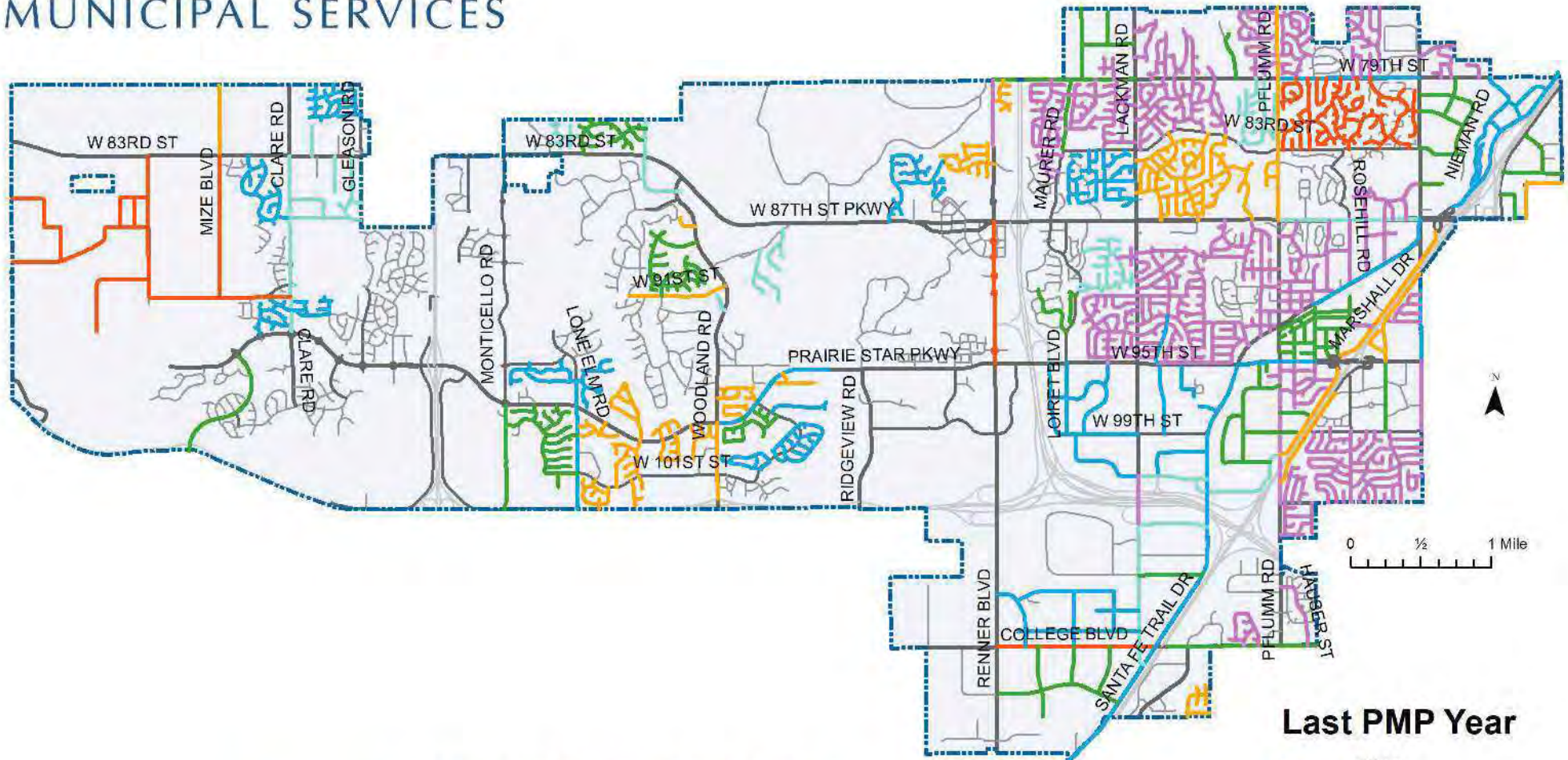
Residential			
Project	PCI	Lane Miles	
Post Oak	49.33	13.09	
Four Colonies	40.3	4.29	
Oak Manor	38.62	11.38	
Total		28.76	

Total Lane Miles			
Total 53.08			



PMP Streets by Year

2015 - 2020



Last PMP Year

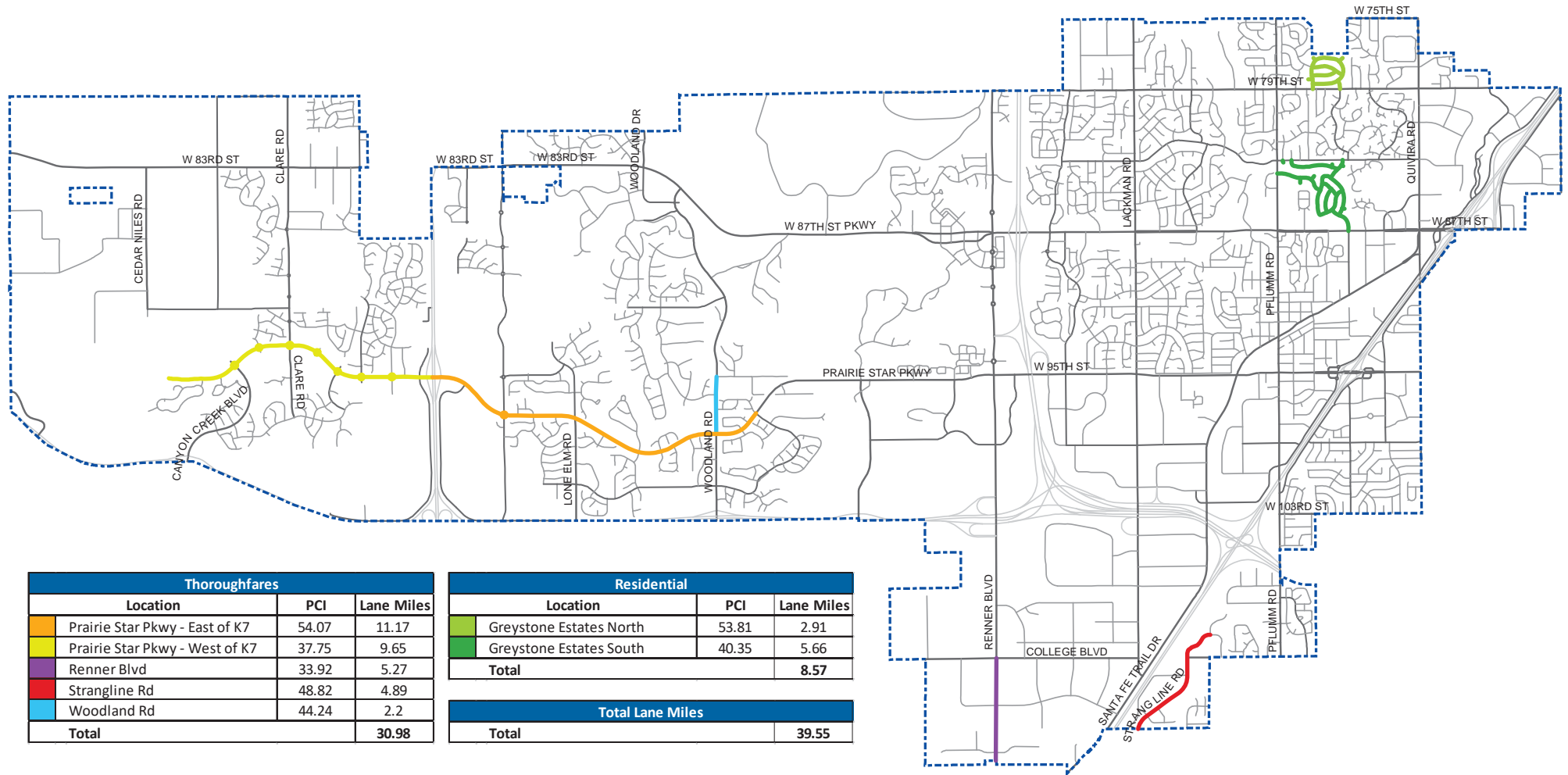
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020

PMP Area Totals & Percentages-Asphalt Streets Only

Street Classification	Total Square Yards	2015		2016		2017		2018		2019		2020		Total	
		Square Yards	% of Total	Square Yards	% of Total	Square Yards	% of Total	Square Yards	% of Total	Square Yards	% of Total	Square Yards	% of Total	Total Program Area	Program 2015-2020 Total %
Arterial	1,720,800	134,863	7.84%	64,642	3.76%	42,619	2.48%	28,758	1.67%	97,456	5.66%	75,517	4.39%	443,855	25.79%
Collector	752,124	37,690	5.01%	40,908	5.44%	74,175	9.86%	68,559	9.12%	42,726	5.68%	36,502	4.85%	300,560	39.96%
Industrial	550,566	179,655	32.63%	150,200	27.28%	7,102	1.29%		0.00%	160,867	29.22%		0.00%	497,824	90.42%
Residential	2,569,053	302,014	11.76%	389,247	15.15%	957,689	37.28%	178,133	6.93%	129,886	5.06%	166,041	6.46%	2,123,010	82.64%
All Classes	5,592,543	654,222	11.70%	644,997	11.53%	1,081,585	19.34%	275,450	4.93%	430,935	7.71%	278,060	4.97%	3,365,249	60.17%

Updated: 12/11/2020

2021 PMP Areas



Thoroughfares		
Location	PCI	Lane Miles
Prairie Star Pkwy - East of K7	54.07	11.17
Prairie Star Pkwy - West of K7	37.75	9.65
Renner Blvd	33.92	5.27
Strangline Rd	48.82	4.89
Woodland Rd	44.24	2.2
Total		30.98

Residential		
Location	PCI	Lane Miles
Greystone Estates North	53.81	2.91
Greystone Estates South	40.35	5.66
Total		8.57

Total Lane Miles	
Total	39.55



ITEM 7

SUBJECT: Unified Development Code Amendments related to Homeless Shelters

CONTACT: Scott McCullough, Community Development Director

DATE: January 5, 2021

PROJECT BACKGROUND/DESCRIPTION:

A draft of the proposed amendments related to adding the Homeless Shelter use to the Unified Development Code (UDC) is available on the city's website (lenexa.com/citynews) and is also attached to this agenda.

A summary of the draft code language is as follows:

1. The homeless shelter use is defined in the following way:
 - a. HOMELESS SHELTER: A building generally operated by a public entity, a publicly funded entity, a nonprofit or charitable organization, a church, or a place of worship that provides temporary day and/or overnight shelter to one or more persons who lack a fixed, regular, and adequate nighttime residence.
2. A homeless shelter may be established with a Special Use Permit in the CP-2, CP-3, and CP-4 zoning districts with the occupant load determined at time of the granting of the Special Use Permit. Supplementary Use Regulations as noted in the draft regulations apply.
3. A homeless shelter is permitted as an accessory use to a church or place of worship with a maximum of 10 guests subject to the following criteria:
 - a. The homeless shelter shall have at least two (2) employees and/or volunteers on the premises during all operational hours;
 - b. Prior to establishing a homeless shelter as an accessory use, an application for and approval of a new certificate of occupancy is required, including compliance with all building and fire codes.
4. A homeless shelter is permitted as an accessory use to a church or place of worship with a maximum of 30 guests subject to the following criteria:
 - a. The building housing the homeless shelter must be at least 30,000 square feet in size;
 - b. The property where the homeless shelter is located must be within one-half (1/2) mile of a transit stop;
 - c. The homeless shelter shall have at least two (2) employees and/or volunteers on the premises during all operational hours for the first ten (10) guests and one (1) additional employee and/or volunteer for every ten (10) additional guests;
 - d. A homeless shelter exceeding ten (10) individuals may only be operated from December 1 through March 31;
 - e. Prior to establishing a homeless shelter as an accessory use, an application for and approval of a new certificate of occupancy is required, including compliance with all building and fire codes.

Staff has notified a wide range of stakeholders of the draft being available for review and has advised of the schedule to continue processing these amendments. The calendar of events for considering and potentially adopting the proposed amendments is as follows:

- January 5, 2021 - Notify City Council, Planning Commission and stakeholders of the proposed draft amendments being available on the city's website.
- January 26, 2021 - Proposed amendments presented and discussed by the City Council at a Committee of the Whole meeting.
- March 1 or April 5, 2021 - Planning Commission holds a public hearing, discusses the proposed amendments, and makes a recommendation.
- March 16 or April 20, 2021 (depending on PC hearing) - City Council considers the Planning Commission's recommendation and an ordinance adopting the proposed amendments.

ATTACHMENTS

1. Homeless Shelter Draft Code Amendments

Homeless Shelter

Unified Development Code DRAFT Amendments

Language in red is proposed new language in the code.

CHAPTER 4-3 DEFINITIONS AND INTERPRETATIONS

Section 4-3-C-2 PUBLIC OR CIVIC USES.

HOMELESS SHELTER: A building generally operated by a public entity, a publicly funded entity, a nonprofit or charitable organization, a church, or a place of worship that provides temporary day and/or overnight shelter to one or more persons who lack a fixed, regular, and adequate nighttime residence.

CHAPTER 4-1 ZONING

Article 4-1-B ZONING DISTRICT REGULATIONS

Section 4-1-B-14 CP-2, PLANNED COMMUNITY COMMERCIAL DISTRICT.

D. **Special Uses:** The following uses shall be permitted in the CP-2 District if reviewed and approved by the [Governing Body](#) in accordance with the procedures and standards of [Article 4-1-G](#) of this Chapter:

1. **Public or Civic Uses:**

[Hospital](#)

Large WECS, subject to the supplementary use regulations of [Section 4-1-B-23-AI](#) of this Article

[Utility](#)

Wireless Communications Tower, subject to the supplementary use regulations of [Section 4-1-B-23-AE](#) of this Article

Homeless shelter, subject to the supplementary use regulations of [Section 4-1-B-23-AK](#) of this Article

Section 4-1-B-15 CP-3, PLANNED REGIONAL COMMERCIAL DISTRICT.

D. **Special Uses:** The following uses shall be permitted in the CP-3 District if reviewed and approved by the [Governing Body](#) in accordance with the procedures and standards of [Article 4-1-G](#) of this Chapter:

1. **Public Or Civic Uses:**

[Hospital](#)

Large WECS, subject to the supplementary use regulations of [Section 4-1-B-23-AI](#) of this Article

[Utility](#)

Wireless Communications Facility, subject to the supplementary use regulations of subsection 4-1-B-23-AE of this Article

Homeless shelter, subject to the supplementary use regulations of [Section 4-1-B-23-AK](#) of this Article

Section 4-1-B-16 CP-4, PLANNED SERVICE COMMERCIAL DISTRICT.

D. **Special Uses:** The following uses shall be permitted in the CP-4 District if reviewed and approved by the [Governing Body](#) in accordance with the procedures and standards of [Article 4-1-G](#) of this Chapter:

1. **Public Or Civic Uses:**

[Aviation field or airport](#), subject to the supplementary use regulations of [Section 4-1-B-23-C](#) of this Article

Large WECS, subject to the supplementary use regulations of [Section 4-1-B-23-AI](#) of this Article

[Utility](#)

Wireless Communications Facility, subject to the supplementary use regulations of [Section 4-1-B-23-AE](#) of this Article

Homeless shelter, subject to the supplementary use regulations of [Section 4-1-B-23-AK](#) of this Article

Section 4-1-B-22 USE REGULATIONS SCHEDULE.

USE REGULATIONS SCHEDULE																						
	Zoning Districts																					
										Planned Nonresidential												Supp Regs
	Single-Family				Planned Residential					Office		Commercial					Bus Pk					
Use Type	A G	R E	R P E	R 1	R P 1	R P 2	R P 3	R P 4	R P 5	N P O	C P O	C P 1	C P 2	C P 3	C P 4	H B D	B P 1	B P 2	B P S	C M C	P U	
Public or civic uses																						
Aviation field or airport	S															S		S	S			23C
Cemetery	P			S	S					S	S											23R
Church or place of worship	P	P	P	P	P	S	S	S	P	P	P	P	P	P	P	S	S	S	S	S	S	23R
Club or lodge	S									S	P	S	P	P	P	S	P	P		S	S	

College or university											S		P	P	P		P	P	S	S	S	
Correctional facility	S																	S				
Cultural services	S	S	S	S	S					S	P	P	P	P	P	S	P	P	S	P	P	
Daycare , limited	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	23E
Daycare, general	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P		P	P	23E
Daycare, commercial										S	S	P	P	P	P	S	P	P		S	S	23E
Group home , limited	P	P	P	P	P	P	P	P	P													
Group home, general						S	S	S	S		S											
Homeless shelter													S	S								23AK
Hospital											S	S	S	S	P		P	P		S	S	23AJ
Large WECS	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	23AI
Nursing home								P	P	S	S									S	S	
Public park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	23X
Public safety services	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	P	P	P	
School, elementary and secondary				S	S						P									S		23R
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Wind Farm	S																S	S				23AI
Wireless Communications Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	23AE

Section 4-1-B-24 ACCESSORY USES AND STRUCTURES.

E. Public And Civic Accessory Uses: Public and civic uses shall include accessory uses and activities customarily associated with the purpose and function of the principal use, including, but not limited to, the following:

1. Accessory buildings and structures, subject to the standards of subsection F2 of this Section;
2. Cafeterias, dining halls and similar food services when operated primarily for the convenience of employees, residents, clients, patients or visitors to the principal use;

3. Fences and walls, subject to the standards of subsection F5 of this Section;
4. Gift shops, newsstands and similar commercial activities operated primarily for the convenience of employees, residents, clients, patients or visitors to the principal use;
5. Recreation areas and facilities for the use of employees;
6. Refreshment stands and food and beverage sales located in uses involving public assembly;
7. Satellite dish antennas, subject to the standards of subsection F11 of this Section;
8. Solar energy systems, subject to the standards of subsection F12 of this Section;
9. Swimming pools and hot tubs for the use of employees, subject to the standards of subsection F13 of this Section;
10. Other necessary and customary uses determined by the [Community Development Director](#) to be appropriate, incidental and subordinate to the principal use on the [lot](#), subject to compliance with any development and performance standards imposed by the Community Development Director as a means of ensuring land-use compatibility;
11. Small Wind Energy Systems, subject to the standards of subsection F17 of this Section; and
12. Temporary Uses and Structures, subject to the standards of subsection F14 of this Section.
13. A church or place of worship may operate a Homeless Shelter as an accessory use, subject to the supplementary use regulations of [Section 4-1-B-23-AK](#) of this Article.

Section 4-1-B-23 SUPPLEMENTARY USE REGULATIONS.

No zoning permit shall be issued for any [development](#) or use of land unless the activity is in compliance with all applicable supplementary use regulations specified in this Section. In the case of conflict with zoning district dimensional regulations or other regulations of this Zoning Code, the more restrictive requirement shall apply unless otherwise specifically provided or clearly intended.

AK. Homeless Shelter: The following supplementary use standards shall apply to [homeless shelter](#) uses, as indicated (see [Section 4-3-C-2](#) for definitions):

- A. **Accessory Use.** Homeless shelters shall be considered as accessory uses to the primary use of the property when located in a church or place of worship building. As an accessory use, a church or place of worship may operate:

1. A homeless shelter serving up to ten (10) homeless individuals subject to the following criteria:
 - a. The homeless shelter shall have at least two (2) employees and/or volunteers on the premises during all operational hours;
 - b. Prior to establishing a homeless shelter as an accessory use, an application for and approval of a new certificate of occupancy is required, including compliance with all building and fire codes.
 2. A homeless shelter serving up to thirty (30) homeless individuals subject to the following criteria:
 - a. The building housing the homeless shelter must be at least 30,000 square feet in size;
 - b. The property where the homeless shelter is located must be within one-half (1/2) mile of a transit stop;
 - c. The homeless shelter shall have at least two (2) employees and/or volunteers on the premises during all operational hours for the first ten (10) guests and one (1) additional employee and/or volunteer for every ten (10) additional guests;
 - d. A homeless shelter exceeding ten (10) individuals may only be operated from December 1 through March 31;
 - e. Prior to establishing a homeless shelter as an accessory use, an application for and approval of a new certificate of occupancy is required, including compliance with all building and fire codes.
- B. **Special Use Permit.** When only allowed in a zoning district by a special use permit, a homeless shelter shall be subject to the following supplementary use standards:
1. **Management Plan:** A management plan that contains/addresses the following items shall be submitted with any application to establish the homeless shelter use and be approved prior to commencing the use. The management plan shall be integral to the operation of the facility and binding on the operator. Failure of the operator to comply with the approved management plan shall be considered a violation of this code.
 - a. A narrative description of the nature and characteristics of the use and descriptions of all supportive services provided.
 - b. A transportation plan describing how guests will be transported to and from the site.
 - c. An interior floor plan showing sleeping areas, common areas, kitchen and bathroom facilities, and emergency exits.
 - d. An emergency/security plan that addresses security for staff, volunteers and guests as well as how responses to medical and other emergencies will be handled.
 - e. An outline of the "Rules of Conduct" for guests.
 - f. A communication plan that establishes how the shelter will regularly communicate with neighbors and the police.
 - g. A staffing plan noting the number of employees per guest during daytime and nighttime operating hours and a statement of staff qualifications.
 2. **Number of Guests:** When establishing the maximum number of homeless individuals served under the special use permit the City Council shall consider various factors, including:

- a. The operational characteristics of the proposed shelter as outlined in the Management Plan;
 - b. The size of the building housing the homeless shelter;
 - c. The character of the area, including proximity to residences, commercial businesses, schools, and public transportation.
3. **Duration of Special Use Permit:** The initial special use permit for a Homeless Shelter shall be valid for a maximum of 3 years from the date of approval and shall expire automatically unless a renewal is approved. All renewals of a special use permit may be approved for a period of up to 5 years.
4. **Number of Employees:** The homeless shelter shall have at least two (2) employees and/or volunteers on the premises during all operational hours for the first ten (10) guests and one (1) additional employee and/or volunteer for every ten (10) additional guests.
5. **Revocation Of Permits:** The special use permit for the operation of a homeless shelter may be revoked at any time by the Governing Body upon a determination that it is in violation of the standards of this Section or any other City Code requirement.
6. **Certificate of Occupancy.** Prior to establishing a homeless shelter as a use, an application for and approval of a new certificate of occupancy is required, including compliance with all building and fire codes.



**MINUTES OF THE
DECEMBER 15, 2020
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

Mayor Boehm called the meeting to order at 7 PM.

ROLL CALL

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

Staff present included Beccy Yocham, City Manager; Todd Pelham, Deputy City Manager; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; Jennifer Martin, City Clerk; and other City Staff.

APPROVE MINUTES

Councilmember Roh made a motion to approve the December 1, 2020 City Council meeting draft minutes and Councilmember Stuke seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

None

APPOINTMENT

Mayor Boehm announced that Councilmember Stuke would be the next Council President from January 1 through June 30, 2021. He thanked Councilmember Hunt for serving in this capacity for the last six months.

CONSENT AGENDA

1. Acceptance of drainage and utility easements as shown on Cheyenne Heights final plat
This final plat is for the Cheyenne Heights development, a residential development located 8135 & 8181 Woodland Drive. Several easements are being dedicated to the City as part of the final plat. PT20-25F
2. Acceptance of drainage, utility, and landscape easements as shown on Bradshaw Place, Fourth Plat
This final plat is for Bradshaw Place, Fourth Plat, a two-lot residential development located on the south side of 92nd Place between Noland Road and Rosehill Road. Several easements are being dedicated to the City as part of the final plat. PT20-26F

3. Acceptance of the 95th Street and Santa Fe Trail Drive Intersection Improvements Project for maintenance
The 95th Street and Santa Fe Trail Drive Intersection Improvements Project is complete and ready for acceptance for maintenance. The project designed and constructed new turn lanes, replaced the existing traffic signal, installed a new street lighting system, extended a mixed-use trail, reconfigured and relocated two access drives, installed ADA compliant ramps and pedestrian signals, and constructed a City monument sign for a total of \$2,032,082.66.
4. Resolution authorizing the Mayor and/or City Manager to execute an agreement with Unimerica Insurance Company for employee health plan stop-loss coverage for 2021
The City's health benefits consultant requested proposals to provide stop-loss insurance for the self-funded employee health care plan. Based on the proposals received, staff recommends renewal with the current provider, Unimerica Insurance Company/Optum Health for specific stop-loss coverage. The 2021 annual estimated premium is \$1,020,244 based on 422 employees.
5. Resolution authorizing the Mayor to execute an agreement with the Johnson County Board of County Commissioners through the County Assistance Road System (CARS) program for the 87th Street Parkway from Renner Boulevard to Loiret Boulevard Road Improvement Project
The City applied for funding through the County Assistance Road System (CARS) program for the 87th Street Parkway from Renner Boulevard to Loiret Boulevard project. The CARS program reimburses up to 50% of the project costs. The City will receive \$1,510,000 in CARS funding for this project.
6. Resolution authorizing the Mayor to execute an agreement with United Community Services of Johnson County regarding the administration of alcohol tax funds
State statute requires one-third of special alcohol tax revenue generated to be appropriated to finance programs aimed at preventing and treating alcohol and drug addiction. Lenexa participates in the Drug and Alcoholism Council of Johnson County (DAC), which is operated by United Community Services of Johnson County. The DAC evaluates and recommends programs and allocates funds to programs that meet state requirements. The budgeted funding for fiscal year 2021 is \$135,000, but may be adjusted if the City's alcohol tax revenues are insufficient.
7. Consideration of agreements with the Lenexa Chamber of Commerce to provide economic development and convention and tourism services for the City
 - a. Resolution approving an agreement for economic development services through the Lenexa Economic Development Council
 - b. Resolution approving an agreement for convention and tourism services through the Convention and Visitors Bureau
The Lenexa Chamber of Commerce provides economic development services on behalf of the City through its Lenexa Economic Development Council ("LEDC"). Similarly, the Chamber provides convention and tourism services on behalf of the City through its Convention and Visitor's Bureau ("CVB"). The

LEDC services are funded through transient guest tax revenues. The amounts funded for each of these services are established through the City's annual budgeting process. The agreement extends through December 31, 2021, but may be terminated by either party for convenience, in accordance with the provisions of the agreement.

END OF CONSENT AGENDA

Councilmember Karlin made a motion to approve items 1-7 on the consent agenda and Councilmember Hunt seconded the motion. Motion passed unanimously.

BOARD RECOMMENDATIONS

8. Consideration of a rezoning and companion preliminary plan for Wheatley Point, generally located at the southeast corner of Prairie Star Parkway and McCormack Drive
 - a. Ordinance rezoning property from NP-O, Planned Neighborhood Office zoning district to RP-2, Planned Residential (Intermediate-Density) zoning district
 - b. Preliminary plan for Wheatley Point, a residential development

As part of the 309-acre Prairie Star Village Mixed-Use master planned project, 6.48 acres on the south side of Prairie Star Parkway and east of McCormack Drive were zoned NP-O for office development. The applicant is proposing to rezone that land to RP-2 for the development of 11 lots for 22 residential units.

Magi Tilton, Planning and Development Administrator, stated that Wheatley Point is a residential development of two-family buildings on 11 lots with 22 units.

Ms. Tilton stated that the current zoning is for Office/Employment Center and that the Planning Commission considered the Golden criteria for rezoning at the November 30th meeting, specifically the character of the neighborhood, suitability of the property, and conformance to Comprehensive Plan. She added that this development does not comply with the Comprehensive Plan.

Ms. Tilton reviewed the recently considered Mize Hill and Arbor Lake applications, which were for similar rezoning, for reference. She added that there would be 134 acres of NP-O zoning remaining if the rezoning application for Wheatley Point is approved.

Ms. Tilton said that public comments were made at the Planning Commission meeting during the public hearing. These comments were about unit costs, the look of the buildings, homes association covenants, and a buffer between this development and the one adjacent to the south.

Ms. Tilton said both Planning Commission and staff recommend approval of the rezoning and the preliminary plan. She added that a valid protest petition was

received, therefore, a Governing Body $\frac{3}{4}$ vote is required for the rezoning to pass.

Jeff Skidmore, Schlagel and Associates representing Covenant Homes, said they are committed to providing landscaping along the south buffer. He commented that this is an isolated tract with AG zoning to the east and this area does not connect to other commercial zoning in the area. He added that the units would be owner-occupied.

Mayor Boehm invited public comment.

Paul Cook, 9899 Belmont Dr., said he is on the homeowners' advisory council for Canyon Creek Highlands and the council is concerned that this development will impact their property values; add traffic and cause safety concerns for the nearby elementary school; not provide a sufficient buffer between subdivisions, although this is being addressed and is less of a concern now; and the potential for the covenants and rules for this development to not be equivalent to adjacent subdivisions.

Mr. Skidmore addressed some of these concerns.

Tim Green, City Engineer, said that traffic in the RP-2 zoning would be less than it would be for NP-O.

Discussion followed regarding driveways, targeted buyers, density, AG zoning to the east, the homeowners' association's ability to enforce covenants, and building setbacks.

Councilmember Hunt thanked Mr. Cook for speaking. He said he likes this project and thinks it is a good use of the land. He said he would like it even more if it were going to be maintenance free. He is in support of the project.

Councilmember Nicks said he thinks this is too much development in a small area adjacent to current single-family development. He talked about density and buffers for this development and recently considered area developments. He added that the valid petition speaks to the current residents' desire for this not to be rezoned. He is not in support.

Mayor Boehm asked staff for the dwelling units per acre for this project. Staff confirmed the dwelling units per acre is 3.28.

Councilmember Sayers inquired about vehicle parking within the development.

Councilmember Karlin asked about the adjacent zoning to this development and talked through the Golden criteria consideration of character of the neighborhood.

Councilmember Eiterich asked the Mr. Skidmore about driveway widths, parking, and the distance between the driveways. She said she is torn on this project, not knowing how the AG to the east might develop in the future and if this rezoning is setting a precedence. She added that she feels that some of the

items of public concern have been addressed.

Councilmember Nolte said he feels like inserting the duplexes between the commercial areas near the K-7 interchange and the single family homes to the west is transitional zoning. He said there is a major easement to the east of the property that is underground pipeline and he feels the duplexes offer protection to the existing single family that commercial development would not. He is in support of the project.

Mayor Boehm provided some context and history of the area and the current zoning. He said that the City's investment in Prairie Star Parkway could support much higher levels of traffic than proposed. He then reviewed the Golden criteria, noting that the neighborhood is changing and the impact of this would not be too great.

Councilmember Karlin thanked the Governing Body for the discussion and said that based on the things others have mentioned, he has changed his mind and is able to support the project now.

Councilmember Roh made a motion to approve Item 8a and Councilmember Hunt seconded the motion. Motion passed 7-1 with Councilmember Nicks voting against.

Councilmember Sayers made a motion to approve Item 8b and Councilmember Karlin seconded the motion. Motion passed 7-1 with Councilmember Nicks voting against.

9. Consideration of multiple rezoning requests and development plans for Copper Creek Apartments and Townhomes and Watercrest South residential subdivision
(APPLICANT REQUESTS CONTINUANCE TO THE JANUARY 19, 2021 CITY COUNCIL MEETING)

At the October 20, 2020 City Council meeting, development applications for Copper Creek Apartments and Townhomes and Watercrest South residential subdivision were continued to the December 15, 2020 City Council meeting to allow the applicant to consider modifications to the overall development proposal. Due to continuing discussions with City staff, the applicant is requesting to continue the development applications to the January 19, 2021 City Council meeting.

Councilmember Nolte made a motion to continue item 9 to the January 19, 2021 City Council meeting and Councilmember Stuke seconded the motion. Motion passed unanimously.

NEW BUSINESS

10. Resolution authorizing the Mayor to execute a Government Enforcement Services Agreement with Johnson County, Kansas related to the Johnson County Board of Health Order No. 002-20
The Government Enforcement Services Agreement with Johnson County consents to the County's enforcement of Public Health Order No. 002-20 with the city limits of Lenexa. Johnson County, not the City, is responsible for enforcement of Public Health

Order No. 002-20 and noncompliance with the order will be a violation of Johnson County Code.

Beccy Yocham, City Manager, presented a review of the Johnson County health order and resolution that was recently passed. She said that Johnson County Codes Enforcement staff would handle any complaints, which would not be criminal or civil violations, and that complaints would be handled through the County's codes court. She added that the focus of responses would be on education.

Ms. Yocham said that staff supports the agreement because it provides for uniform enforcement across Johnson County and recommends approval of the resolution.

Ms. Yocham stated that face coverings are still being handled through Governor's order and are enforced through the County District Attorney's office.

Scott Anderson, Lenexa business owner, said that he does not oppose the County's order and feels the requirements are reasonable.

Councilmember Karlin said he does not feel this is necessary in Lenexa and that it is overreaching. He is not in support.

Councilmember Hunt said he is not in support.

Councilmember Eiterich said she does not feel like this order will do much, but adoption would show that the City is supporting the message to be safe. She is in support.

Councilmember Sayers said she feels that everyone needs consistency and she is in support.

Councilmember Roh said he is in support because this provides consistency across the county.

Councilmember Nicks said he supports it and agrees with the importance of consistency.

Councilmember Stuke said she is in support.

Mayor Boehm said that Lenexa can terminate the agreement if it is determined that County actions and enforcement do not meet the City's expectations and he likes that this frees up the Lenexa Police Department from handling complaints.

Councilmember Sayers made a motion to approve item 10 and Councilmember Eiterich seconded the motion. Motion passed 6-2 with Councilmembers Hunt and Karlin voting against.

OLD BUSINESS

11. Resolution establishing the 2021 State Legislative Platform
Staff incorporated recommended changes to the 2021 State Legislative Platform as requested by the Governing Body in September. The City's legislative affairs

consultant, Federico Consulting, will provide a brief update of interim committee work and legislative leadership elections.

John Federico and Stephen Duerst, Federico Consulting, presented a legislative update.

Mr. Federico provided a post-election update with information on Senate and House turnover and their makeup for the coming session.

Mr. Duerst presented a leadership update. He said that the firm would be carefully watching state budget, property tax reform, online sales tax, STAR bonds, and the Kansas Emergency Management Act activity this session.

Ms. Yocham said that the most current copy of the City's legislative platform was provided via email to the Governing Body yesterday. She said that Mike Nolan, Assistant to the City Manager, and Communications staff worked hard to create this educational tool for the City. She reviewed the priority list, which is a condensed version of the platform.

Councilmember Sayers made a motion to approve item 11 and Councilmember Karlin seconded the motion. Motion passed unanimously.

BUSINESS FROM FLOOR

None

COUNCILMEMBER REPORTS

Mayor Boehm said that the holiday lights in the parks look beautiful.

Councilmember Roh said that he went on the holiday light tour through the community and it was great. He recommended everyone participate.

STAFF REPORTS

Ms. Yocham announced that this is the last City Council meeting for retiring police chief Tom Hongslo. She said there will be a reception for him on Friday to celebrate his more than 30-year career, dedicating the last 25 years to Lenexa. He has been the Police Chief since 2012.

The Governing Body shared their thanks and appreciation, wishing Chief Hongslo well in his retirement.

ADJOURN

Councilmember Roh made a motion to adjourn and Councilmember Nolte seconded the motion. Motion passed unanimously.

The meeting adjourned at 8:51 PM.

Under normal circumstances I would be up here giving you my typical report, talking about national development trends and state numbers and about deal flow in the region and the number of prospects we worked and the projects we landed.

But, obviously, these are not normal times, and these past 10 months have been anything but typical.

The scale of the disruption caused by the virus is unprecedented.

The national unemployment rate went from a record low 3.8 percent to 14.4 percent in just three months. From an economic development standpoint, any strategic planning or marketing programs were tossed out the window as companies went into wait and see mode and developers had to stand by nervously.

Some industry sectors were hit harder than others. The hospitality industry has been devastated. Office development has slowed to a standstill and may never be the same.

Retail has shifted from bricks and mortar to online, as the virus accelerated a trend that was already underway. That in turn caused a boom in the logistics sector, as warehouse and distribution space has been in high demand.

We all know what has happened. We've lived it. We have managed the best we can and in our case, thankfully, Lenexa has managed better than most.

Despite all of the uncertainty we still managed to secure new location, expansion, and retention projects that accounted for 900 jobs, over 800,000 sq. ft. and totaled over 80 million dollars in new investment from companies such as Touchnet, Tuthill Pump, UP Companies, Ace Properties, Ford Services, Thrasher Foundation Repair, and ThermoFisher Scientific. Those numbers are pretty much the average of the last few years, so technically we didn't skip a beat. I know that the total development value for the City was close to another record this year so the momentum we had coming into 2020 carried us through the year in fine fashion.

Again, from an economic development perspective, we managed better than most. We are very fortunate.

Now what happens?

The experts and prognosticators are all over the place, but there are a few areas where there is consensus. Businesses that are tied to customer foot traffic and attendance – gyms, hotels, meeting space, entertainment venues, restaurants – have borne the brunt of the pandemic and will lag the general recovery. There seems to be agreement, however, that the hospitality sector is poised for a dramatic recovery in the second half of the year as the virus subsides, if they can survive to that point.

The retail sector is expected to continue the shift to online sales. Bricks and mortar retailers have suffered disproportionately during the pandemic and either accelerated the shift to virtual storefronts or struggled to survive. No one really knows how consumers will react when we return to normal or what that even may look like, so the future of the shopping “experience” which was driving retail real estate development is yet to be determined.

The future of office development is a major subject of debate among real estate experts. Will working from home become the norm after the crisis, or will people return to traditional offices in large numbers?

Generally, the experts think that, while working virtually is here to stay to some degree, the benefits of social interaction far outweigh the isolation of sitting at home. Office space may be reconfigured, with all space, personal and meeting, needing more breathing room. The actual square footage will remain the same but workstations will be spaced, ceilings will be higher, and HVAC will be improved.

There may be trend of decentralization of large offices, with major companies moving away from one massive headquarters campus to smaller regional campuses, which would be beneficial to secondary office markets like our region.

The logistics sector is on fire and that trend is expected to continue for some time. As we have discussed, the shift to e-commerce has seen the demand for warehouse and distribution space explode. Just in time delivery trends have decentralized logistics centers as well, as large companies are looking to regionalize distribution, which again is good news for us.

The manufacturing sector was already in the process of reshoring when the virus hit, which has accelerated the process as consumers are looking for products sourced in the U.S.

Sanitation products and anything bioscience or health related will be in high demand, and companies will need to re-evaluate where products are manufactured and how they manage inventory.

What does all of that mean for us as we trudge into 2021?

Generally, all of the trends I've just mentioned are right in our wheelhouse. Lenexa is well positioned to take advantage of the logistics boom, with hundreds of thousands of square feet of existing or proposed warehouse and distribution space available. Whatever the next generation of office will look like, we have that covered as well, with some available existing space and multiple options for new construction.

Our concentration of bioscience companies keeps Lenexa at the forefront of new research and development and will allow us take advantage of expansion projects, as we did with the ThermoFisher facility, and our architects and engineers will be busy designing all of the next generation office, manufacturing, and e-commerce space.

There may be an interruption of the deal flow at some point. We have some projects that were put on hold due to the virus that should come back online this spring or summer, but if, as many of the experts think, the country experiences a strong rebound in the second half of the year from all of the pent-up frustration and demand, I think Lenexa is well positioned to bounce back as quickly and as high as anyone.

I want to sincerely thank you for sticking with us and being such a wonderful partner through all of the Covid stuff. It did get a little scary there for a while last spring, as no one really knew what was going to happen and how all of this was going to play out for the Chamber and our members and for the community. However, the strong foundation that was in place and the momentum that we had as a result of the planning and leadership of the Council and the staff really carried us through.

We are ready to make more great things happen in Lenexa 2021.

Lenexa Convention & Visitors Bureau

Report to the Governing Body

January 5, 2021

HOTELS

As you are aware the hospitality industry has taken a huge hit due to Covid 19. While business was strong the first quarter of the year, when March came, business slowed and, in some cases, stopped.

Some properties applied for relief; however, I have not received confirmation from more than a couple that they did apply for and receive assistance.

Several bright spots include business from long term construction crews and from Thermo Fisher who kept a couple of our hotels at higher-than-expected occupancy.

Planners for the annual conference of Kansas County Clerks and Elections Officials Association hope to hold their May 2021 conference in Lenexa and we hope to be able to host them. As of now, they are planning to use the Radisson as well as off-site venues for events.

Transient Guest Tax:

	1 st Quarter	2 nd Quarter:	3 rd Quarter:	4 th Quarter:
2018	\$239,559	\$382,111	\$434,045	\$374,861
2019	\$265,475	\$380,137	\$372,761	\$367,528
2020	\$216,595	\$123,579	\$245,095	Oct/Nov \$127,804

Fiscal Year 2020: The amount Collected was \$1,080,463, a change of -26% collected from the previous FY.

Economic Impact: A study on the regional and economic impact of visitor spending for the 2019 calendar year was conducted by Tourism Economics, Oxford Economics Company. I am including some data for Johnson County and several of the other counties in the northeast region here as an FYI:

Visitor spending amounts in millions of dollars:	2015	2016	2017	2018	2019	Share of Region	Share of State
Johnson County	\$1,654.24	\$1,723.33	\$1,801.28	\$1,805.56	\$1,843.37	54.67%	25.16%
Douglas County	\$245.78	\$249.20	\$263.63	\$268.42	\$272.48	8.08%	3.72%
Franklin County	\$31.49	\$34.19	\$33.40	\$34.73	\$35.53	1.05%	0.48%
Miami County	\$18.87	\$18.66	\$20.96	\$22.78	\$23.41	0.69%	0.32%
Wyandotte County	\$452.55	\$484.54	\$472.91	\$538.38	\$557.38	16.53%	7.61%

The northeast region makes up 46% of the State's share.

UPDATES:

With the closure of the Aquatic Center, the regional USA Swimming scheduled for July was cancelled. This was going to be the first meet we expected to bring hotel business as well as national television coverage. According to the center's manager, things seem to be loosening up as far as scheduling events for the future but there is uncertainty as to what the guidelines will be for those events.

We continue our partnerships and memberships with Tourism Industry Association of Kansas (TIAK), Tour Kansas, KC Destinations, Northeast Tourism Coalition of Kansas.

TIAK, the state tourism organization, cancelled its annual conference and instead held weekly online presentations and discussions.

The KC Destinations Group continued with our KC Trips campaign, a digital passport program. Trips include themes such as coffee, history, and holiday.

At the 3 and 2 Baseball Club of Johnson County, tournament season numbers remained close to normal, with only about 10% of teams choosing not to participate. The concession area is what took the biggest hit.

Mr. Mayor and Councilmembers, I appreciate the productive and supportive relationship the CVB and the Chamber have with our governing body. Thank you!