



Agenda

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

**JUNE 7, 2022
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER Pledge of Allegiance

ROLL CALL

APPROVE MINUTES May 17, 2022 City Council meeting draft minutes (located in the Appendix)

**MODIFICATION OF
AGENDA**

PROCLAMATIONS Lenexa Barbeque Month

RECOGNITION 2021 Platinum AAA Traffic Safety Award - Lenexa PD Traffic Safety Unit

PRESENTATIONS Fiscal year 2021 external audit

CONSENT AGENDA **Item Numbers 1 through 5**

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. Authorize the purchase of one pipe inspection camera van from the 2022 Equipment Reserve Fund for the Municipal Services Department

The City annually replaces vehicles through the Equipment Reserve Fund. This purchase award is through the Sourcewell Cooperative Purchasing Agreement for a total cost of \$239,699.50.

2. Acceptance of drainage, landscape, trail, and utility easements and public

rights-of-way as shown on the Townhomes at Watercrest Landing, Final Plat

This final plan and plat are for a 143-unit townhome development on a 28-acre tract at the northwest corner of 95th Street & Monticello Road. The project is a part of the Watercrest Landing development. This proposed phase for the development of townhomes has a density of 5.1 dwelling units per acre. Several easements and rights-of-way are being dedicated to the City as part of this final plat.

3. Resolution authorizing the Mayor to execute a Kansas Real Estate Exchange Agreement for the conveyance of property located in the vicinity of W. 95th Street and Lenexa Drive

The City is selling a parcel of land to Living Spaces in order to redevelop the 106,000 square foot retail center located in the southeast corner of 95th Street and Lenexa Drive. The property being sold was acquired as part of the 95th Street and I-35 Highway Interchange Project in 2014 and it is no longer needed. The City is selling the land for \$180,230.

4. Resolution authorizing the termination of a base lease and lease with AC City Center Lenexa, LLC as a result of an industrial revenue bond redemption (AC City Center Lenexa, LLC - City Center Tract E)

AC City Center Lenexa, LLC has submitted a request to redeem the industrial revenue bonds (IRBs) the City issued in 2020 for constructing an approximately 20,000 square foot mixed use office and retail project located at the southwest corner of 87th Street Parkway and Renner Boulevard. Termination of the base lease and lease, as well as any other needed documents, is necessary to terminate the IRBs associated with the project.

5. Consideration of an amendment to the 2022-2026 Capital Improvement Program to increase the budget for the Black Hoof Park Parking Lot Expansion Project and a resolution waiving the sealed bid process and authorizing the Mayor to execute an agreement with McAnany Construction for construction of the project

- a. Resolution amending the 2022-2026 Capital Improvement Program to adjust the budget for the Black Hoof Park Parking Lot Expansion Project ("Expansion Project)

- b. Resolution authorizing the Mayor to waive the sealed bid process and to execute an agreement with McAnany Construction for Expansion Project construction

Black Hoof Park regularly receives over 1,000 daily visitors and current parking is insufficient. Further strain to parking will be added as a disc golf course at the park nears completion. Additional parking is necessary, and staff have determined McAnany Construction can perform the work at a favorable cost and in a timely manner.

END OF CONSENT AGENDA

BOARD RECOMMENDATIONS

PUBLIC HEARINGS

6. Consider establishing Project Plan 10 in the Ridgeview Mining Tax Increment Financing District (Villas at Vista Village)
 - a. Conduct a public hearing for Ridgeview Mining TIF Project Plan 10
 - b. Ordinance approving Ridgeview Mining TIF Project Plan 10
 - c. Resolution approving a Disposition and Development Agreement with LUXE, LLC
 - d. Resolution determining the intent of the City to issue approximately \$32.5 million in industrial revenue bonds to help acquire, construct, and equip the Villas and Vista Village mixed-use development

TIF Project Plan 10 contemplates construction of a 6,000 square foot retail building and a mix of two-, four-, five-, and six-unit townhome buildings and associated infrastructure and improvements. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 10. If passed, the Governing Body will consider adoption of the Disposition and Development Agreements with LUXE, LLC 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 City's intent to issue approximately \$32.5 million in industrial revenue bonds for the construction of the project.

7. Consideration of a tax abatement and issuance of industrial revenue bonds for Lenexa Logistics Centre South Building 8 located on the southwest corner of College Boulevard and Britton Street
 - a. Conduct a public hearing to consider exemption from ad valorem taxes for property financed with industrial revenue bonds (IRBs)
 - b. Resolution determining the intent of the City to issue approximately \$20,200,000 in industrial revenue bonds and approving a 10-year tax abatement with a payment in lieu of taxes agreement

Marley Associated, LLC (the "Applicant"), is requesting the City issue approximately \$20,200,000 million in industrial revenue bonds to finance the acquisition, construction, and equipping of a 195,409 square foot commercial warehouse/office facility located southwest of the intersection of College Boulevard & Britton Street in the Lenexa Logistics Centre South Business Park. The Applicant has also requested a 10-year tax abatement. Pursuant to state law, the City must hold a public hearing and consider a cost-benefit analysis before approving a tax abatement.

NEW BUSINESS

8. Resolution waiving the sealed bid process and authorizing the Mayor to execute an agreement with New Line Skateparks FL, Inc. for the design and construction of the Sar-Ko-Par Trails Park Skate Park

Sar-Ko-Par Trails Park ("SKP") features a concrete skate park at the northeast end of the park. Built in 2001, the skate park has become a heavily utilized portion of SKP and is the only skate park in the city. Staff believes that reconstruction of the skate park is necessary. Funds were budgeted in the 2022-2026 CIP project and addressed both the skate park reconstruction and parking improvements. A Request for Qualifications was issued, and a review team ultimately selected New Line Skateparks, FL, Inc.

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

9. Quarterly Financial Report
10. Lenexa Justice Center update

EXECUTIVE SESSION

ADJOURN

APPENDIX

11. May 17, 2022 City Council meeting draft minutes
12. Lenexa Barbeque Month Proclamation
13. FY2021 Audit and Annual Comprehensive Financial Report Presentation
14. FY2021 Annual Comprehensive Financial Report
15. FY2021 Single Audit Report
16. Item 5 -- McAnany Construction, Inc. Agreement
17. Item 6 -- Project Plan 10

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

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