



## Agenda

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

**AUGUST 16, 2022  
7:00 PM  
COMMUNITY FORUM**

### **CALL TO ORDER**

Pledge of Allegiance

### **ROLL CALL**

### **APPROVE MINUTES**

August 2, 2022 City Council meeting draft minutes (located in the Appendix)

### **MODIFICATION OF AGENDA**

### **CONSENT AGENDA**

#### **Item Numbers 1 through 8**

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. Acceptance of drainage and utility easements and public right-of-way as shown on the final plat for Reflections, First Plat

*This one-lot, two-tract final plat is for the first phase of the Reflections development, a multi-family residential and office development located at the northwest corner of 93rd Street & Renner Boulevard. Easements and right-of-way are being dedicated to the City as part of the final plat. PT22-19F*

2. Acceptance of landscape and utility easements and public right-of-way as shown on the final plat for Arbor Lake, 7th Plat

*This one-lot, one-tract final plat is for the seventh phase of the Arbor Lake subdivision, a 172-lot subdivision located at the northwest corner of Prairie Star Parkway & Clare Road. The plat converts a tract into a lot to allow the development of a new single-family home. Easements and right-of-way are being dedicated to the City with the final plat. PT22-17F*

3. Acceptance of drainage and utility easements and public right-of-way as shown on the final plat for Advent Health Lenexa City Center, First Plat

*This one-lot final plat is the first phase of the Advent Health and Life Campus in City Center and will contain the hospital and a medical office building. The plat includes utility and drainage easements and right-of-way for 86th Street, which are being dedicated to the City with the final plat. PT22-18F*

4. Acceptance of a utility easement as shown on the final plat for Cedar Station Park, Final Plat

*This 1.77-acre final plat is for a proposed public park with a picnic shelter, restroom, two playground areas, and paved trail connections located at 9555 Canyon Creek Boulevard. A utility easement is being dedicated to the City with the final plat. PT22-15F*

5. Acceptance of a drainage easement and public right-of-way as shown on the final plat for Lenexa Justice Center, Final Plat

*This 35.53-acre final plat is for the construction of the Lenexa Justice Center, the future campus for the Lenexa Police Department and Municipal Court. Easements and right-of-way are being dedicated to the City with the final plat. PT22-20F*

6. Resolution approving a facility usage agreement with Johnson County to utilize the Lenexa Senior Center as a Nutrition Center

*Johnson County administers a nutrition program that provides nutritionally balanced meals to the county's senior citizen population. This facility usage agreement permits the County to continue using the Senior Center as a Nutrition Center.*

7. Resolution consenting to a mortgage and authorizing the execution of documents in connection with an industrial warehouse and office facility financed with the City's industrial revenue bonds Series 2021 (Lenexa Logistics Centre East Building 4)

*A warehouse/office development located east of Renner Boulevard at 116th Street is financed by industrial revenue bonds. The developer has requested refinancing and needs the City's consent to do so.*

8. Resolution authorizing the assignment and assumption of Resolution of Intent 2022-053 and the associated payment in lieu of taxes agreement (Lenexa Logistics Centre South - Building 8)

*In June 2022, the City approved a resolution of intent to issue industrial revenue bonds in the approximate amount of \$20.2 million for financing the construction of Building 8 in the Lenexa Logistics Centre South development and authorizing a tax abatement for the project. The project owner has created a new entity to partially own and develop the project as a tenant-in-common and has requested the City consent to a partial assignment and assumption of Resolution 2022-053 and the associated payment in lieu of taxes agreement.*

## END OF CONSENT AGENDA

### BOARD RECOMMENDATIONS

9. Consideration of a five-year special use permit and a preliminary plan for a mining/quarry operation located at the southwest corner of K-10 Highway & Renner Boulevard, in the AG, Agriculture and BP-2, Planned Manufacturing zoning districts

- a. Approval of a five-year special use permit for a mining/quarry operation
- b. Approval of a preliminary plan for a mining/quarry operation

*A special use permit is required to allow a mining/quarry operation in the AG Agriculture and BP-2 Planned Manufacturing zoning districts. The proposed operation will allow reclamation of the site by removing the remaining rock and then covering up the mined area so that it will be able to accept conventional development on the property's surface. SP22-07 PL22-09P*

10. Approval of a revised preliminary plan for Vista Village located at the southeast corner of Prairie Star Parkway & Ridgeview Road, to allow a PUD, Planned Unit Development including residential and commercial uses

*This mixed-use development consists of seven retail buildings, a multi-family component, and a townhome component on 46 acres, zoned PUD, Planned Unit Development, with amenity features such as an amphitheater, plaza, bike rental, and scenic overlooks. This revised preliminary plan modifies a condition related to the timing of the installation of the amphitheater amenity.*

### PUBLIC HEARINGS

11. Consider terminating Project Plan 4 in the Mining TIF District and establishing

Project Plan 5 in the Mining TIF District (Vantage Point Mixed-Use Project)

- a. Conduct a public hearing to consider termination of Project Plan 4
- b. Ordinance terminating Project Plan 4 and repealing Ordinance 5688
- c. Conduct a public hearing to consider establishing Project Plan 5
- d. Ordinance approving Project Plan 5
- e. Resolution approving a Disposition and Development Agreement with VP Lenexa, LLC
- f. Resolution determining the intent of the City to issue approximately \$49,450,000 in industrial revenue bonds to help acquire, construct, and equip the Vantage Point Mixed-Use Project

*In November 2018, the Governing body approved Mining TIF Redevelopment Project Plan 4 ("Project Plan 4") in the northwest corner of 93rd Street & Renner Boulevard to construct an office park and associated infrastructure improvements. VP Lenexa, LLC ("Developer") has not commenced construction of Project Plan 4 and has revised its development to include a mix of uses including construction of class-A office and multi-family units. The City will consider terminating Project Plan 4 and repealing Ordinance 5688 and then consider Mining TIF Redevelopment Project Plan 5 and a Disposition and Development Agreement with the Developer. Finally, the City will consider adoption of a resolution determining the City's intent to issue \$49,450,000 in industrial revenue bonds for construction of the project.*

**NEW BUSINESS**

12. Resolution approving an amendment to the construction contract with J.E. Dunn Construction Company for the Lenexa Justice Center Project

*J.E. Dunn Construction Company ("Dunn") proposes to amend the Construction Agreement for the Lenexa Justice Center for Phase One of the project. Dunn has submitted the first guaranteed maximum price (GMP) package consisting of the earthwork, site utilities, and piers at a GMP of \$4,081,671.*

**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**

**ADJOURN**

**APPENDIX**

13. August 2, 2022 City Council meeting draft minutes
14. Item 6 - Johnson County Nutrition Center Agreement
15. Item 11 -- Project Plan 5
16. Item 12 - Lenexa Justice Center - Amendment

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