



Agenda

**COMMITTEE OF THE WHOLE
GOVERNING BODY
CITY OF LENEXA, KANSAS
17101 W. 87TH STREET PARKWAY**

**SEPTEMBER 27, 2022
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

ROLL CALL

APPROVE MINUTES

July 26, 2022 Committee of the Whole meeting draft minutes

August 23, 2022 Special Committee of the Whole meeting draft minutes

DISCUSSION

1. Risk management and insurance renewal discussion
2. Renaming of the Indian Trails Aquatic Center

ADJOURN

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

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**MINUTES OF THE
JULY 26, 2022
LENEXA COMMITTEE OF THE WHOLE 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, Arroyo, Sayers, and Denny were present with Mayor Boehm presiding.

Staff present included Beccy Yocham, City Manager; Todd Pelham, Deputy City Manager; Mike Nolan, Assistant City Manager; Sean McLaughlin, City Attorney; Jennifer Martin, City Clerk; and other City staff.

APPROVE MINUTES

July 12, 2022 Committee of the Whole meeting draft minutes

Councilmember Nolte made a motion to approve the July 12, 2022 Committee of the Whole meeting draft minutes and Councilmember Karlin seconded the motion. Motion passed unanimously.

DISCUSSION

1. Black Hoof Disc Golf Course Sponsorship

Logan Wagler, Parks & Recreation Director, said that staff presented the idea of using the northern property of Black Hoof Park for a disc golf course to the Governing Body in May 2021. Since that time, Parks & Rec staff have been constructing a 10,000 foot long 18-hole course and a 9-hole short course. A survey of the property was done and areas where Powder Creek gun club was encroaching were identified; the gun club has been responsive and compliant with relocating from those areas.

Mr. Wagler said that McAnany has been contracted to expand this parking lot and that will be complete by the end of August.

Mr. Wagler presented an aerial map of the park showing the locations of the two disc golf courses. He showed a preliminary parking access diagram for accessibility improvements under consideration.

Mr. Wagler presented pictures of the areas in the park where the courses are being

constructed and pointed out that these are wooded courses. He also showed some example photos of signage from other courses.

Mr. Wagler said a ribbon-cutting event is anticipated for October 1st.

Mr. Wagler said that a development like this has potential donation and sponsorship opportunities that would help cover costs of construction and maintenance. He said donations could be used for things like course sponsorships, hole sponsorships, disc baskets, walking paths, benches, and other site features such as trash cans and landscaping, as well as tournaments and leagues. He said that the plan is for the courses to be self-supported and ultimately not funded out of the General Fund.

Mr. Wagler said that there is already an opportunity for a partnership with Henderson Engineering and the Kansas Flying Disc Association (KFDA). These organizations want to support the disc golf courses at Black Hoof Park and to grow the sport.

Mr. Wagler reviewed the proposed 10-year sponsorship agreement with Henderson Engineering that covers the donations of funds to the Lenexa Foundation to be used for Black Hoof Park and the Black Hoof Disc Golf Courses. He said that the donation would be approved through the Lenexa Foundation board.

Mr. Wagler explained how Henderson Engineering and KFDA would benefit from the agreement. He said that Henderson Engineering would be the primary named sponsor of the 18-hole course, have six hole sponsorships, and be allowed to provide input on the final design, layout, signage and other features of the course. KFDA and Rich Smith would be the primary named sponsor of the 9-hole course and be allowed input.

Mr. Wagler said the City benefits from the financial support of a total proposed donation of \$77,500 over the 10 years and assistance with finding sponsors of the remaining 21 holes. He added that the community benefits from the offset of the initial construction costs and on-going maintenance costs, increased awareness of the Lenexa Foundation, and use of an amazing disc golf experience.

Mr. Wagler said the courses would be named aligned with the park to reduce confusion. They will be called the Black Hoof 18-hole Disc Golf Course and the Black Hoof 9-hole Disc Golf Course.

Councilmember Nolte said that Henderson Engineering has a great story, and this is a great opportunity to partner with them. He said that sponsorship gains more than finances, it gets commitment.

Councilmember Denny asked about the agreement and how donations are taken in by the Foundation and transferred to the City. Mr. Wagler said the agreement is between Henderson Engineering and the City. Sean McLaughlin, City Attorney, explained how donations to the Foundation to support the City work.

Councilmember Denny said this could set a precedence for future donations/projects and asked if potential future issues have been considered. He asked if the City has

the ability to terminate the agreement.

Mr. McLaughlin said there are mechanisms in place to handle that. Beccy Yocham, City Manager, said that the agreement is clear that it is at the City's discretion.

Councilmember Eiterich said she hopes disc golf takes off as an intergenerational sport like pickleball has and asked what sponsored-hole signage might look like. Mr. Wagler said it would be similar to what was shown in the examples, nice and unified throughout the courses.

Councilmember Eiterich asked if the courses would be accessible and Mr. Wagler said they would be like wooded areas of the park now, not paved.

Mayor Boehm said these are wooded fairways and he thinks the area needs to remain natural.

Councilmember Roh asked how the courses would be managed. Mr. Wagler said they would be first come, first served, with no tee times, and self-policed. He said this sport is becoming popular and the courses will draw people.

Councilmember Karlin said he is excited about the 9-hole course for beginners and families. He said that Henderson's engagement beyond donations is great. He asked what percent of capital costs are covered by these sponsorships and what kind of maintenance City staff would need to perform. Mr. Wagler said the sponsorships cover more than 100% of the direct costs and that maintenance would be on-going in staff hours.

Councilmember Karlin said this is a fantastic use for this funding opportunity, but he would want to make sure sponsorships like this are reserved for special things like this and not expand into everything.

Ms. Yocham said she understands that concern and that staff would keep in contact with the Governing Body should other sponsorship requests be proposed in the future.

Councilmember Arroyo said this is a great learning opportunity for future projects, and this feels like a natural and positive relationship with Henderson. She said she is excited for the project and supports it. She asked if there would be classes to learn how to play. Mr. Wagler said there is not a class currently.

Councilmember Nicks said this is a wonderful use of the property north of the lake and how it was envisioned for the Lenexa Foundation to operate. He said he liked that staff is working with the gun club on the encroachment and that staff is looking after City property. Mr. Wagler said that the gun club has been receptive and responsive to the City.

Mayor Boehm said that while naming or sponsoring everything in the City for a donation is not the intent, the Governing Body should remain open to discuss and consider it in the future. He does not want this discussion tonight to prohibit a future

donation from sponsoring or naming something. He complimented Mr. Wagler and staff on the negotiations and work that has been done to get to this point. He asked about the lengths of the courses and Mr. Wagler said he did not know the specific lengths, but that these will provide options for serious enthusiasts, as well as novice players. He added that he likes how this supports the vision of healthy people and uses the area, and how it partners with Henderson Engineers, an organization known for its community engagement.

Ms. Yocham said that the next steps on this would be to hold a Lenexa Foundation Board meeting to consider accepting the donation, which could possibly be as early as next week.

STAFF REPORTS

Nate Blum, Chief Financial Officer, provided answers to the Governing Body's following budget questions from the July 19th City Council meeting:

- **Were there any big retail closures in 2010 that would cause the negative sales tax growth?** *There were none, although there was a \$535,000 refund of sales and use tax to a major Lenexa corporation.*
- **What are the Municipal Court fines and collections as compared to budget?** *Since 2017, fines have exceeded total expenditure budget; however, in FY2023 fines are estimated to be \$850,000, which is slightly less than expenditures budgeted at \$858,767.*
- **What caused the large increase, from FY2021 actual to FY2022 revised, in the Capital Outlay budget for IT?** *COVID relief funds received in FY2020 reduced spending in this line item. This Capital Outlay budget is projected to remain flat in FY2022 and FY2023.*
- **How much revenue does the City collect in the Tourism and Convention Fund?** *Transient Guest Tax revenues dating back to FY2017 were:*
 - FY2017 -- \$1.2 million
 - FY2018 -- \$1.4 million
 - FY2019 -- \$1.3 million
 - FY2020 -- \$750,000
 - FY2021 -- \$1.2 million
 - Estimated FY2022 -- \$700,000
 - Estimated FY2023 -- \$800,000
- **Is there a way to better reflect the personnel line item in the department pages of the budget book so that there isn't a large increase from FY2022 to FY2023?** *For FY2022, Finance staff will reallocate the "personnel reserve" budget from Non-Departmental into each department's personnel line item budgets.*
- **What is the rule of thumb for how much employee benefits cost compared to salary?** *Benefits account for approximately 30-40% of the total cost for an employee, varying based on position. Example provided: Department Director*

benefit cost is 27% and Building Inspector benefit cost is 40%.

- **The Revenue Neutral Rate does not take into account new growth or inflation, what portion of the budget increase is due to new growth and what portion is due to inflation?** *Per the Assessed Valuation estimates provided by Johnson County, new growth accounted for approximately \$52.6 million (30%) of the increased valuation for the City. Using the FY2023 proposed mill levy rate of 28.102, new growth can be attributed to approximately \$1.5 million (0.949 mills) in increased budget.*

The most recent Consumer Price Index (CPI) measurement, released by the Bureau of Labor Statistics for June 2022 shows the inflation rate jumping to 9.1%. The estimated impact of inflation on the City's general fund budget is approximately \$2.6 million (1.636 mills). Additionally, General Fund transfers increased \$5.7 million in FY2023 due to increased capital costs - a majority of these transfers are funded by non-property tax revenues in the General Fund.

Councilmember Nicks requested clarification on the personnel line item reallocation.

Mayor Boehm asked about the sales and use tax refund. He also asked about the estimated transient guest tax. Mr. Blum said it is to remain conservative and Beccy Yocham, City Manager, said increasing that could be considered in the future.

Councilmember Denny asked why such a large refund of sales and use tax occurred and Ms. Yocham explained that the corporation made an overpayment that had to be refunded.

Mr. Blum said that the following updates have been made to the recommended budget:

- Legler Barn
 - 1 FTE - Recreation Program and Outreach Supervisor (History) - \$90,000
 - Supplies - \$20,000
- Revised Assessed Valuation Estimate - \$1.59 billion
- FY2023 Published Budget
 - Total Expenditure Budget - \$204.1 million
 - Total Property Taxes Levied - \$44.5 million

Mr. Blum reviewed the upcoming dates for the budget process.

ADJOURN

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

The meeting adjourned at 7:58 PM.



**MINUTES OF THE
AUGUST 23, 2022
SPECIAL COMMITTEE OF THE WHOLE MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

Mayor Boehm called the meeting to order at 8:29 PM.

ROLL CALL

Councilmembers Karlin, Eiterich, Nicks, Roh, Arroyo, Sayers, and Denny were present with Mayor Boehm presiding. Councilmember Nolte was absent.

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

DISCUSSION

1. Indian Trails Aquatics Center update

Mandy Danler, Assistant Parks & Recreation Director, presented the process staff took to determine the name change options for the Indian Trails Aquatic Center and next steps in the process.

Ms. Danler said staff provided residents the opportunity to make name suggestions and 230 were received, including several variations of the same name. Based on the submissions received, staff came up with three options for a new name: Lenexa Splash at Sar-Ko-Par, Sar-Ko-Par Aquatic Center, and Sar-Ko-Par Splash Aquatic Center. She talked about how these options were derived from the submissions, their significance to the community and the city's history, and why they were chosen.

Ms. Danler said that staff would like to take the final decision to the public for a vote beginning August 26th.

Discussion followed regarding the options. Members of the Governing Body talked about how the park's full name, including Trails, should be used if using it; asked staff why 'Lenexa' is not in any of the options when other facility names have had to include it; and said that the Parks & Recreation Advisory Board should have the opportunity to weigh in on the naming before it is selected.

The Governing Body directed staff to take the options to the Parks and Rec Advisory Board for consideration and approval and to return to a future meeting with a

determination before proceeding to the public for a vote.

2. Pavement Reconstruction Program update

Nick Arena, Municipal Services Director, said this update is for the Pavement Reconstruction Program and that they would also make a recommendation on how to move forward. He said that staff sent out a request for qualifications (RFQ) for assistance with developing a street reconstruction program and policy; four submittals were received, and staff selected Olsson. He explained why Olsson was selected, what the policy will do, and how staff will have guidelines for selecting areas for reconstruction in the future.

Mr. Arena said that Olsson was provided with three location candidates for reconstruction: Lenexa West, Falcon Valley Drive, and Penny Green; they were to look at partial and full reconstruction, as well as utility, easement, and neighborhood impacts.

Reid Catt, Olsson, talked about preventive maintenance, rehabilitation, and reconstruction, as well as the different strategies for each. He said that determinations are made through visual observation, rating on the pavement condition index (PCI), and studying pavement cores. He reported on each of these for the three candidate locations and explained some of the reasons for the existing conditions in these areas.

Charlie Love, Assistant Municipal Services Director, presented a project summary for each of the three locations. He said that the Falcon Valley Drive Project would cost \$3.4 million with minimal to moderate impacts, for a full reconstruction proposed to be completed in October 2023. He said that the Penny Green Project would cost \$3.2 million with major impacts to utilities and the public, for a full reconstruction proposed to be completed in October 2024. He said that the Lenexa West Project would cost \$4.1 million for a combination reconstruction/rehabilitation with moderate to major impacts, proposed for schedule yet to be determined.

Mr. Love said staff recommends moving forward with both the Falcon Valley Drive Project and the Penny Green Project but holding the Lenexa West Project for programming in the future.

Discussion followed regarding appreciation for all the work to get to this point, the potential for sales tax financing of these projects and ongoing funding, next steps with design contracts and approvals, need for completion of 95th Street and Santa Fe Trail Drive, Capital Improvement Program projects, and differences in funding types of projects.

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Nate Blum, Chief Financial Officer, introduced new employee Nathan Mull, Deputy Chief Financial Officer.

ADJOURN

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

The meeting adjourned at 9:31 PM.



ITEM 1

SUBJECT: Risk management and insurance renewal discussion

CONTACT: Sean McLaughlin, City Attorney

DATE: September 27, 2022

PROJECT BACKGROUND/DESCRIPTION:

The Legal Department manages the City's Risk Management Program, which consists of four general areas: claims handling, litigation, loss control, and the insurance program. Annually, the City procures property and casualty insurance to provide a predictable and economical way to protect the City and its employees from loss and liability. This discussion will provide an overview of each of the areas of the Risk Management Program and an update on the 2022-2023 insurance renewal.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The City's insurance program, consisting of property and liability insurance and other related insurance policies, insurance broker agreements, and risk management claims assistance, is part of the Legal Department Budget under the General Fund.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Healthy People
Thriving Economy

Guiding Principles

Superior Quality Services
Prudent Financial Management



**COMMITTEE OF THE WHOLE
MEMORANDUM**

ITEM 2

SUBJECT: Renaming of the Indian Trails Aquatic Center

CONTACT: Mandy Danler, Assistant Parks & Recreation Director

DATE: September 27, 2022

PROJECT BACKGROUND/DESCRIPTION:

Staff will provide an update on the Indian Trails Aquatic Center name change. Name options were presented to the Parks and Recreation Advisory Board at its September meeting and have been given approval.