



## Agenda

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

**MAY 16, 2023  
7:00 PM  
COMMUNITY FORUM**

**CALL TO ORDER** Pledge of Allegiance

**RECOGNITION** Eagle Scout Alex Wright

**ROLL CALL**

**APPROVE MINUTES** May 2, 2023 City Council meeting draft minutes (located in the Appendix)

**MODIFICATION OF  
AGENDA**

**PROCLAMATIONS** National Gun Violence Awareness Day - June 2

**CONSENT AGENDA** **Item Numbers 1 through 13**

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 to V.F. Anderson Builders for the 99th Street and Clare Road Improvement Project

*This project constructs 99th Street as a four-lane, divided roadway from 98th Street to future Clare Road and the easternmost two lanes of Clare Road from 97th Terrace to the proposed 99th Street extension. Improvements include standard arterial roadway sections, sidewalks, multi-use trails, storm sewers, street lighting, and water quality facilities, as well as bike lanes on 99th Street. V.F. Anderson Builders bid \$6,495,701.20 for the project.*

2. Acceptance of utility, drainage, and landscape easements and rights-of-way as shown on Creekside Park, First Plat located at the southeast corner of 91st Street & Clare Road

*Creekside Park, First Plat, is a 14-lot, two-tract single-family residential development on 7.26 acres at the southeast corner of 91st Street & Clare Road. Easements and rights-of-way are being dedicated to the City as part of the final plat.*

3. Acceptance of the 87th Street Parkway & I-435 Interchange Improvement Project for maintenance

*This project included signal replacements, widening 87th Street Parkway, construction of additional turn lanes, mill and overlay, and improvement of the existing storm sewer, street lighting, and trail system. The total cost of construction was \$6,831,668.61.*

4. Authorize the purchase of an aerial bucket lift truck for the Police Department

*This truck will allow Police Department staff the ability to safely work around traffic signals and street lights while installing and performing maintenance on traffic cameras and license plate readers. The total purchase price is \$169,800.*

5. Authorize the purchase of three vehicles from the 2023 Equipment Reserve Fund for the Parks and Recreation Department

*The City annually replaces vehicles through the Equipment Reserve Fund and the Parks Department was approved to replace three vehicles with three 2023 Chevy Silverado 3500 Cab and Chassis. The total purchase price is \$176,574.*

6. Resolution authorizing the Mayor to execute an agreement with the City of Shawnee for the Monticello Road Mill and Overlay Project

*The City of Shawnee will be performing a mill and overlay maintenance project on Monticello Road from 71st Terrace to 83rd Street as part of its pavement management program. A portion of this work is within Lenexa city limits and an interlocal agreement is required for Lenexa to pay for their portion of the work. The total cost for Lenexa is estimated at \$90,000.*

7. Resolution calling for a public hearing to consider establishing a community improvement district for the City Center North Central Green MXD Project

*Central Green, LLC has petitioned to establish a Community Improvement District (CID). In order to establish a CID, a public hearing must be held. The resolution provides notice of a public hearing to consider the establishment of a CID over property located at the northeast corner of 87th Street Parkway & Penrose Lane.*

8. Resolution approving and authorizing the Mayor to execute an amendment to the Payment Agreement with Creekside Woods Investors, LLC regarding property located at the northeast corner of 92nd Street & Clare Road

*The proposed amendment grants the developer additional time to make payments to the City in lieu of constructing certain stormwater facilities associated with the Creekside Woods subdivision located at 92nd Street & Clare Road.*

9. Resolution approving a Payment Agreement with Ruf Construction Co. for construction of stormwater improvements associated with the Creekside Park subdivision

*Ruf Construction Co. ("Developer") intends to develop a single family subdivision known as Creekside Park east of 91st Street & Clare Road, adjacent to the Clear Creek Stormwater Project ("Project"). In lieu of constructing stormwater facilities within the subdivision, the Project will serve as its detention. Per this agreement, the Developer will pay the City \$7,000/acre in lieu of constructing such stormwater facilities for an estimated total of \$200,410.*

10. Resolution approving and authorizing the Mayor to execute Addendum Three to the Employment Agreement with the City Manager

*In June 2020, the City entered into a one-year employment agreement with Beccy Yocham appointing her City Manager and setting forth the terms and conditions of her employment. The agreement was subsequently amended in 2021 and 2022 to extend the term, amend compensation, and establish new performance goals. The proposed amendment extends the agreement for an additional year and revises the compensation terms and the performance goals.*

11. Resolution authorizing the Mayor to execute a Community Development Block Grant project extension request with Johnson County

*Pursuant to the sub-recipient agreement with Johnson County, the City must formally request an extension of the Community Development Block Grant funds for any work not completed by December 31, 2022. Due to the extended delay times for the delivery of street light poles, the City requested that the project completion be extended until October 31, 2023.*

12. Resolution approving and authorizing the execution of an agreement with ComPsych Corporation for the provision of an employee assistance program and related behavioral health services to the City's employees and dependents

*The City's health benefits consultant and staff recommend entering into an agreement with ComPsych Corporation for the provision of an employee assistance program and related behavioral health services for the City's employees and dependents beginning July 1, 2023. The annual estimated cost of the program is \$82,912.*

13. Resolution authorizing the termination of a base lease and lease with Meritex Lenexa Development I, LLC as a result of an industrial revenue bond redemption (Meritex Surface Buildings 1 & 2 Project)

*Meritex Lenexa Development I, LLC has submitted a request to redeem the industrial revenue bonds (IRBs) the City issued in 2019 for constructing two approximately 120,000 square foot industrial/flex buildings located at the northwest corner of 99th Street & Britton Street. Termination of the base lease and lease, as well as any other needed documents, is necessary to terminate the IRBs associated with the project.*

## END OF CONSENT AGENDA

## BOARD RECOMMENDATIONS

14. Ordinance amending Sections 4-1-B-24, 4-3-B-7, and 4-3-B-24 of the City Code related to regulations for fences, walls, and retaining walls

*Adopted development codes are periodically reviewed by staff to determine if any revisions are necessary and appropriate for the needs of the City. Staff believes revisions to these sections of the City Code are necessary to address updates to regulations.*

15. Approval of a preliminary plan for an accessory office building for Westside Family Church located at 8500 Woodsonia Drive in the R-1 Residential Single-Family Zoning District

*The applicant requests preliminary plan approval for construction of a two-story 19,838 square foot office building to serve as a care center for Westside Family Church. The site is located southeast of the existing church and includes classrooms, meeting rooms, playrooms, and counseling rooms.*

16. Approval of a final plan for a mixed-use building with hotel and retail space known as Midas Lenexa City Center on 87th Street Parkway between Elmridge Street and Penrose Lane in the CC, Planned City Center Zoning District

*The applicant proposes to construct a 79,956 square foot, five-story mixed-*

*use building with two hotels, ground floor retail and an internalized parking garage on 87th Street Parkway between Elmridge Street and Penrose Lane.*

## **PUBLIC HEARINGS**

17. Consideration of establishing Project Plan 1K in the City Center Tax Increment Financing District (Kiewit Penrose Lane Building Project)
  - a. Public Hearing
  - b. Ordinance approving TIF Project Plan 1K by a 2/3 vote of the Governing Body
  - c. Resolution approving the Disposition and Development Agreement (DDA) with Kiewit Engineering Group Inc.
  - d. Ordinance amending Project Plan 1C within the City Center TIF District

*Tax Increment Financing (TIF) Project Plan 1K contemplates construction of a six-story office building, structured and surface parking, sidewalks, landscaping and associated infrastructure, located south of 89th Street/Penrose Lane and west of Renner Boulevard in the City Center TIF District. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 1K. If passed by a 2/3 vote, the Governing Body will consider adoption of a Disposition and Development Agreement with Kiewit Engineering Group Inc. setting forth the terms and conditions for reimbursement of TIF eligible costs with TIF revenues generated from the TIF District. Finally, the Governing Body will consider an Ordinance amending Project Plan 1C to remove land acquisition costs associated with Project Plan 1K.*

**NEW BUSINESS** None

**COUNCILMEMBER  
REPORTS**

**STAFF REPORTS**

18. Lenexa Old Town Activity Center Improvement Project update

**END OF RECORDED SESSION**

**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.

**ADJOURN**

**APPENDIX**

19. May 2, 2023 City Council meeting draft minutes
20. National Gun Violence Awareness Day Proclamation
21. Item 9 -- Ruf Construction Co. Payment Agreement
22. Item 10 -- Addendum Three to City Manager Employment Agreement
23. Item 12 -- ComPsych Agreement
24. Item 14 -- Fence Code Ordinance
25. Item 17 -- Project Plan 1K
26. Item 17 -- Amended Project Plan 1C
27. Item 18 -- Lenexa Old Town Activity Center Presentation

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

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