



**MINUTES OF THE
DECEMBER 5, 2023
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 7:03 PM.

SWEARING IN CEREMONY

Jennifer Martin, City Clerk, performed the swearing in of Courtney Eiterich, Ward 1; Mark Charlton, Ward, 2; Chelsea Williamson, Ward 3; Chris Herron, Ward 4; and Julie Sayers, Mayor.

ROLL CALL

Councilmembers Karlin, Eiterich, Charlton, Nicks, Arroyo, Williamson, and Herron were present with Mayor Sayers presiding. Councilmember Denny 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.

APPROVE MINUTES

Councilmember Karlin made a motion to approve the November 21, 2023 City Council meeting draft minutes and Councilmember Nicks seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

PRESENTATIONS

Erica Garcia Reyes presented the United Community Services of Johnson County (UCS) annual reports for the Alcohol Tax Fund and the Human Service Fund.

CONSENT AGENDA

1. Approval of 32 Cereal Malt Beverage license renewals for 2024
Licenses to sell Cereal Malt Beverages (CMB) in the city must be renewed annually. This is the annual license renewal request for 32 locations licensed to sell CMB.
2. Change order to the contract with Infrastructure Solutions for the 79th Street west of Quivira Road, 98th Terrace & Walker Street, and 95th Street & Alden Lane Stormwater Improvement Projects

Change order to the Infrastructure Solutions contract to repair an emergency pipe failure affecting a traffic turn on Pflumm Road, north of 87th Street Parkway. The total repair cost is \$102,000.

3. Resolution approving the serving of complimentary alcoholic liquor or cereal malt beverages at certain events promoting the arts
Governing Body approval is required for non-profit organizations to serve complimentary alcoholic liquor or cereal malt beverages at events promoting the arts. The proposed resolution will approve the serving of complimentary alcoholic liquor or cereal malt beverages at the Lenexa artists' receptions in 2024.
4. Resolution authorizing the Mayor to execute an agreement with Custom Lighting Service, LLC, dba Black & McDonald for 2024-2026 Streetlight Maintenance
The City uses a third party contractor to supplement in-house staff with maintaining the City-owned streetlights. Black & McDonald has been selected and the total cost for 2024 is \$323,720.70.
5. Consideration of resolutions adopting the fiscal year (FY) 2024 Alcohol Tax Fund, Opioid Settlement Fund, and Human Service Fund distributions
 - a. Resolution authorizing the Mayor to execute an agreement with United Community Services of Johnson County ("UCS") for the administration of Alcohol Tax Funds and Opioid Settlement Funds for FY 2024
 - b. Resolution authorizing the City Manager to execute an agreement with UCS for the administration of funds appropriated to the Human Service Fund for FY 2024
The City budgets and appropriates funds to support drug abuse and alcoholism prevention programs and human service programs through United Community Services of Johnson County's (UCS) Drug and Alcoholism Council and Human Service Fund. The amounts the City allocated for FY 2023 are \$135,000 and \$22,350, respectively.

END OF CONSENT AGENDA

Councilmember Eiterich made a motion to approve items 1 through 5 on the consent agenda and Councilmember Arroyo seconded the motion. Motion passed unanimously.

PUBLIC HEARINGS

6. Consideration of a resolution to amend the fiscal year 2023 budget - **CONTINUED TO DECEMBER 19, 2023 CITY COUNCIL MEETING**
 - a. Public Hearing to consider amending the fiscal year 2023 budget
 - b. Resolution amending the fiscal year 2023 budget
The public hearing for the fiscal year 2023 Budget Amendment was moved to December 19th due to a publication error.

This item was continued to the December 19, 2023 City Council meeting.

NEW BUSINESS

7. Resolution approving Amendment No. 1 to the construction contract with Turner Construction for the Lenexa Old Town Activity Center Project
Turner Construction ("Turner") proposes to amend the Construction Agreement for the Lenexa Old Town Activity Center for Guaranteed Maximum Price #2 (GMP #2), the final GMP. Turner has submitted the GMP #2 consisting of the originally planned improvements, as well as the replacement of the prefabricated metal exterior cladding around the gymnasium, the construction of a multipurpose addition on the south side of the facility, and an exterior shade structure abutting the west side of the gym totaling \$9,806,673.

Logan Wagler, Parks and Recreation Director, reviewed the project timeline and history, outlined the project goals, and talked about the recently approved Capital Improvement Program (CIP) budget amendment. He explained how the Construction Manager at Risk (CMAR) Agreement works and said that the City has used CMAR for several other projects with success. He added that the Guaranteed Maximum Price (GMP) packages allow the project to progress in phases, saying that GMP #1 was to start ordering materials that would have long lead times to obtain and that GMP #2, being considered tonight, is for the remainder of the project and approximately \$9.8 million.

The property has an easement running through it that needs to be incorporated, according to Mr. Wagler. He said the final plat of the property is in process and will come to the City Council for approval soon.

Mr. Wagler talked about the public art component of the project and provided an update on the mural.

Matt Evett, Confluence, presented the landscape site plan and talked about how the project ties Scouting Park into the site, as well as how the other exterior amenities come together to make the building part of the design and flow. He presented various views of the exterior of the building and site.

Councilmember Nicks asked if the grassy areas would be artificial and Mr. Evett said that the change to artificial turf has been made. Councilmember Nicks asked if the path through the landscaping would be for public use and access and Mr. Evett said that would not be ADA compliant, so it would only be for maintenance access.

Sean Zaudke, Multistudio, reviewed the color and materials saying they have been intentionally chosen to weave together and connect the area as a whole. He added that the use of awnings and canopies is to extend the building toward the neighborhood. He noted that the mural is also an integral part of connecting with the site and the community. He talked about the building being designed to have visual connectivity, explaining how the new exterior panels will update the look of the building and give it a facelift using a variety of colors and textures while improving the of the climate control in the building.

The windows along west side will help connect the activity in the gym to the outdoor activity, according to Mr. Zaudke. He reviewed the building's floor plan, pointing out the ramp connecting the interior, and said that the materials and paint selected liven up the area. He also noted that the customer service area is being relocated to be more open and welcome.

Councilmember Eiterich asked about a door in the multi-use room and Mr. Zaudke said that has been added since the last time this plan was presented.

Councilmember Nicks asked if the plan no longer included garage doors on the west wall that could open to the pickleball area. Mr. Zaudke explained that has been changed to windows which will be easier for maintenance and climate control.

Mayor Sayers asked about site wayfinding and room naming. Mr. Wagler said they intended to name rooms using closest streets and would work on signage to match.

Jennifer Liston, Turner Construction, went over the construction schedule saying the entire project would be constructed in two phases. The first would begin in January with the demolition of the MedAct building on the eastern portion of the site and building of the new addition, as well as the renovation of the eastern portion of the building. Phase 1 should be complete in August. Phase 2 would demolish the existing senior center on the western portion of the site and construct the outdoor courts and amenities. She said the grand opening would be in December 2024.

Councilmember Nicks asked when the building's exterior would be changed and Ms. Liston said that would be ongoing throughout Phase 1 of the project, removing sections and completing them as they move around the building.

Councilmember Charlton commented that having garage doors on the west side would allow more people to move into and out of the building and asked if that could be reconsidered. Mr. Wagler said that the garage doors would be difficult to manage, but an extra set of double doors should increase access in a different way.

Mayor Sayers asked about the parking logistics throughout the project and Ms. Liston said that there is a plan for that, which she can provide. Mayor Sayers asked how this will impact the Chili Challenge and Mr. Wagler said staff will make it work and he is confident the plans and alternative solutions will be successful while minimizing disruptions.

Councilmember Eiterich made a motion to approve Item 7 and Councilmember Nicks seconded the motion. Motion passed unanimously.

STUDENT INTRODUCTIONS

Leaf Wells, Shawnee Mission West High School student, attended the meeting for American Government.

COUNCILMEMBER REPORTS

Councilmember Eiterich said she volunteered at the senior banquet and that it was a lot of fun, and the event is a well-oiled machine.

STAFF REPORTS

Beccy Yocham, City Manager, said there would be no Committee of the Whole meeting next week, but there would still be orientation for the new councilmembers. She also invited the Governing Body to attend the Employee Holiday Lunch on Thursday, December 14th at the Community Center.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

There was no business from the floor.

ADJOURN

Councilmember Eiterich made a motion to adjourn and Councilmember Williamson seconded the motion. Motion passed unanimously.

The meeting adjourned at 8:15 PM.

/s/ Jennifer Martin
City Clerk