



Agenda

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

**MAY 6, 2025
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

Pledge of Allegiance

7 PM

ROLL CALL

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

APPROVE MINUTES

April 15, 2025 City Council meeting draft minutes (located in the Appendix)

Approved

MODIFICATION OF AGENDA

None

PROCLAMATIONS

Municipal Clerks Week May 4-10
Emergency Medical Services Week May 18-24

CONSENT AGENDA

Item Numbers 1 through 14

The matters listed on the Consent Agenda are routine and approved collectively with no separate discussion on each individual item. Any item on the Consent Agenda may be removed from the Consent Agenda for separate consideration by a member of the Governing Body, the City Manager, or by a member of the public in attendance at the meeting. In the event the item is removed from the Consent Agenda, it will be placed on the regular agenda.

1. Bid award to Excel Constructors Inc. for the Western Fueling Station & Salt Storage Project at Freedom Fields

Approved

This project will replace the 750-ton salt structure with a larger 2,000-ton structure and add a fueling station with two diesel and two gasoline pumps for City vehicles. Excel Constructors Inc. bid \$2,326,477.56 to construct the project.

2. Award a contract to K&W Underground for the 2025 Fiber Optics and Conduit Installation Project and waive the sealed bid process

Approved

This project will install new fiber in an existing conduit along Monticello Road, along Maurer Road, and at the radio tower at Old City Hall for the City's communication network. The contract amount with K&W Underground to perform the work is \$120,286.63.

3. Approval of the purchase of snow equipment from American Equipment Co. to outfit four one-ton trucks

Approved

This purchase includes snow plows, salt spreaders, and beds for four one-ton trucks for the Municipal Services Department. The total cost of the equipment is \$288,732.

4. Approval of the purchase of Ubicquia streetlight nodes from Stanion Wholesale Electric Company

Approved

These streetlight nodes are used to monitor, manage and control streetlights and other lighting systems. Nodes use a cellular connection to alert staff of damaged or stolen wire, and lights that are out due to failed fixture or power loss saving staff time and expense maintaining the street lighting system while improving the level of service to the public. The cost of the nodes from Stanion Wholesale Electric Company is \$119,000.

5. Approval of the purchase of batteries for the traffic signal backup energy system from Big Battery

Approved

These batteries will be used with a traffic signal backup energy system, which will provide up to 24 hours of runtime for the traffic signal during a power outage. The traffic signal backup batteries cost a total of \$123,804.10 from Big Battery.

6. Approval of the purchase of traffic signal cabinet locks from Mid-American Signal Corporation

Approved

The current locks on traffic signal cabinets are due for replacement. The purchase from Mid-American Signal Corporation cost \$99,872.

7. Approval of an engineering agreement with JEO Consulting Group for the design of the Santa Fe Trail Drive & Pflumm Road Traffic Signal Project

Approved

A design for the replacement of traffic signals and modifications to pedestrian accommodations at this intersection is needed due to the necessary coordination with the railroad and evaluation of railroad timings. This agreement with JEO Consulting Group is for that design at a total cost of \$157,130.

8. Approval of an engineering agreement with HNTB Corporation for final design services for the 83rd Street from Gleason Road to Clare Road Improvements Project

Approved

Phase 1 of the 83rd Street from Gleason Road to Clare Road Improvements Project included an engineering survey, a traffic study, and a concept design. Additional effort was also focused on traffic and concept analysis of the broader 83rd Street study limits from K-7 to the western city limits. This final design services contract with HNTB Corporation will include public engagement, preliminary and final design for \$954,488.

9. Approval of amendment one to the development agreement with Prairie Star Partners, LLC related to the 99th Street & Clare Road Project (Wheatley Point West)

Approved

Prairie Star Partners, LLC is the owner of property located at the northwest corner of 99th Street & Clare Road. This amendment to the development agreement updates and clarifies the responsibilities of each party regarding the construction of temporary sidewalk, estimated to cost \$24,768.

10. Approval of an agreement with Musco Sports Lighting, LLC for the purchase and installation of lights at Rolling Magic Skate Park

Approved

Lighting was part of the original reconstruction plan for the skate park and the City is ready to proceed with the purchase and installation of that lighting. Musco Sports Lighting, LLC will do the work for \$98,000.

11. Approval of an agreement with PGAV Architects, Inc. for the Municipal Services Campus Master Plan

Approved

This Master Plan will evaluate the current campus layout and infrastructure, identify opportunities for improvement, and develop a strategic, long-term vision that optimizes operational efficiency, enhances staff productivity, supports sustainable design practices, security, space needs, accessibility, and circulation. Staff selected PGAV Architects, Inc. for a total cost of \$180,000.

12. Resolution approving subordination and collateral assignment agreements in connection with economic development agreements with AC2CCL, LLC for the development of the Restaurant Row Project

Resolution 2025-023

In 2023, the City approved the Restaurant Row Community Improvement District ("CID") and City Center TIF Project Plan 1J ("TIF"), and the issuance of up to \$3.5 million in IRBs to help finance the construction of two restaurant/retail buildings totaling 17, 800 square feet located on the southwest corner of 87th Street Parkway & Renner Boulevard in City Center

("Project"). AC2CCL, LLC is refinancing the Project which requires City consent.

13. Resolution amending the parameters for the City's general obligation bonds, Series 2022A

[Resolution 2025-024](#)

In August 2022, the City issued general obligation bonds Series 2022A for the Oakhill Stormwater Improvements Project; the work was completed and came in under budget with \$222,614.27 in bond funds remaining. Staff is requesting authorization to reallocate the remaining bond funds to the 81st Street to 81st Terrace - East of Maurer Stormwater Project approved in the 2025-2029 Capital Improvement Plan.

14. Ordinance amending certain Lenexa City Code sections under Chapter 3-8 Public Offenses

[Ordinance 6020](#)

The City closely follows Kansas state statutes for certain criminal offenses, including Battery, Assault, Criminal Damage to Property, and Giving a False Alarm. Over the years, several changes have been made to these state statutes. This ordinance updates the language under each City Code section to ensure the City remains consistent with state law.

END OF CONSENT AGENDA

[Items 1-14 Approved](#)

PUBLIC HEARINGS

15. Consideration of establishing Project Plan 3I in the City Center Tax Increment Financing District (AdventHealth - Medical Office Building 2 & Parking Garage)

- a. Public hearing to consider establishing Project Plan 3I

[No public comment](#)

- b. Ordinance approving TIF Project Plan 3I by a 2/3 vote of the Governing Body

[Ordinance 6021](#)

- c. Approval of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc.

[Approved](#)

Tax Increment Financing (TIF) Project Plan 3I contemplates construction of a 65,000-square-foot medical office building, structured and surface parking, sidewalks, landscaping and associated infrastructure, located in the southwest corner of 87th Street Parkway & Renner Boulevard in the City Center TIF District. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 3I. If passed by a 2/3 vote, the

Governing Body will consider adoption of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc. dba AdventHealth, setting forth the terms and conditions for reimbursement of TIF-eligible costs with TIF revenues generated from the TIF District.

16. Consideration of establishing Project Plan 3J in the City Center Tax Increment Financing District (Village at City Center North – Mixed-Use Retail & Commercial Project)

- a. Public hearing to consider establishing Project Plan 3J

No public comment

- b. Ordinance approving TIF Project Plan 3J by a 2/3 vote of the Governing Body

Ordinance 6022

- c. Approval of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc.

Approved

Tax Increment Financing (TIF) Project Plan 3J contemplates construction a one-story, 9,495-square-foot restaurant building and a two-story, 25,000-square-foot mixed-use building, as well as associated infrastructure located in the northeast corner of 87th Street & Scarborough Street in the City Center TIF District. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 3J. If passed by a 2/3 vote, the Governing Body will consider adoption of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc. dba AdventHealth setting forth the terms and conditions for reimbursement of TIF-eligible costs with TIF revenues generated from the TIF District.

17. Consideration of establishing the Village at City Center North Mixed-Use Retail & Commercial Community Improvement District

- a. Public hearing to consider establishing the Village at City Center North Mixed-Use Retail & Commercial Community Improvement District (CID)

No public comment

- b. Ordinance establishing the CID

Ordinance 6023

- c. Approval of a Development Agreement with CB AH #1, LLC

Approved

The proposed Community Improvement District (CID) includes the Village at City Center North Mixed-Use Retail & Commercial development area located on the AdventHealth Campus at the northeast corner of 87th Street Parkway & Scarborough Street. The CID revenues

generated from the CID area will be used by CB AH #1, LLC for approved CID costs. The CID Development Agreement sets the terms and conditions for performance and reimbursement.

NEW BUSINESS

None

**COUNCILMEMBER
REPORTS**

STAFF REPORTS

18. Property Tax Rebate Program
19. Traffic Signal Battery Backup Pilot Program 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

None
7:59 PM