



## Agenda

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

**AUGUST 20, 2024  
7:00 PM  
COMMUNITY FORUM**

### **CALL TO ORDER**

Pledge of Allegiance

7 PM

### **ROLL CALL**

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

### **APPROVE MINUTES**

July 16, 2024 City Council meeting draft minutes (located in the Appendix)

August 6, 2024 City Council meeting draft minutes (located in the Appendix)

Approved

### **MODIFICATION OF AGENDA**

None

### **PROCLAMATIONS**

National Fentanyl Prevention and Awareness Day

### **CONSENT AGENDA**

#### **Item Numbers 1 through 5**

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. Acceptance for maintenance

- a. Acceptance of the Wheatley Point, First Plat, public improvements for maintenance

Approved

*This project constructed public street, stormwater, and streetlight improvements in the Wheatley Point, First Plat neighborhood. The work was privately funded.*

- b. Acceptance of the Oak Park and Century Estates Storm Drainage Improvement Project for maintenance

Approved

*This project consisted of the rehabilitation of the stormwater system in the Oak Park and Century Estates neighborhoods. The total cost of the project was \$3,178,280.85.*

2. Approval to waive the sealed bid process and enter an agreement with ADB Companies, LLC for the Lenexa Service Center Tower Reinforcement Project

Approved

*Inspection of the monopole tower at 7700 Cottonwood Street revealed overloading, which will require the installation of steel reinforcement beams. Staff recommends waiving the sealed bid process and contracting with ADB Companies, LLC to do the work for \$113,141.60.*

3. Approve an agreement with George Butler & Associates, Inc. to provide design and consulting services for a pavement reconstruction project in the Green Prairie neighborhood

Approved

*Savings from other pavement reconstruction projects are making the development of a new pavement reconstruction project in the Green Prairie neighborhood possible. Staff recommends contracting with George Butler & Associates, Inc. for design and consulting services related to this new project for a total cost of \$219,068.*

4. Resolution amending the Volumetric Rate Calculation Form used in determining the fee paid for natural gas transported within the city in accordance with natural gas franchise ordinances

Resolution 2024-055

*Franchise ordinances with natural gas providers allow the City to receive compensation based on the volume of natural gas transported within the city. These ordinances require the Volumetric Rate Calculation Form to be updated annually. Adoption of this resolution will allow the City to continue collecting this fee in 2025.*

5. Resolution approving the closure of Penrose Lane from eastbound 87th Street Parkway to 88th Street for a special "Red Friday" Night Sound Bites on September 13, 2024

Resolution 2024-056

*The Public Market plans to co-host a Kansas City Chiefs-themed "Red Friday" Night Sound Bites in partnership with Made in KC Marketplace. The road closure will allow the Public Market to obtain a temporary event permit from the Kansas Division of Alcoholic Beverage Control (ABC) to allow both the Market and Made in KC Marketplace to extend their respective licensed/permitted premises onto the street for the duration of the event.*

## END OF CONSENT AGENDA

Items 1-5 Approved

### BOARD RECOMMENDATIONS

6. Ordinance approving a permanent special use permit for a medical clinic known as Optimum Eye Care, located at 11071 Hauser Street, Unit 4B, in the NP-O, Planned Neighborhood Office District

Ordinance 5994

*The applicant proposes to operate a medical clinic business within the NP-O District, which requires a special use permit.*

7. Preliminary plan for Sonoma Plaza Phase 3 Apartments and acceptance of drainage and utility easements as shown on Sonoma Plaza, Sixth Plat, located at the intersection of 88th Street & Maurer Road

- a. Approval of a preliminary plan for a multifamily residential development known as Sonoma Plaza Phase 3 Apartments

Approved

- b. Acceptance of drainage and utility easements as shown on Sonoma Plaza, Sixth Plat

Approved

*The applicant proposes constructing a multifamily development in the Sonoma Plaza Planned Unit Development (PUD) at 88th Street and Maurer Road. The planned structure features a four-five-story split, with one level of parking and four levels of apartments. The parking area covers 85,000 square feet, while the entire building totals 248,060 square feet, including 218 dwelling units. The applicant seeks approval for a preliminary plan and final plat.*

8. Approval of a preliminary plan/plat for Cedar Canyon Attached Villas, a duplex development in the Cedar Canyon West development, located at the southwest corner of 99th Street & 100th Street in the RP-2, Residential Planned (Intermediate-Density) District

Approved

*The applicant proposes a duplex development known as Cedar Canyon Attached Villas located at the southwest corner of 99th Street & 100th Street. The preliminary plan includes 20 buildings totaling 40 dwelling units on 7.68 acres.*

### PUBLIC HEARINGS

9. Resolution amending Resolution 2023-072 related to the City's intent to issue approximately \$18 million in industrial revenue bonds (IRB) and amending the

payment in lieu of taxes (PILOT) agreement associated with construction of a commercial facility at 113th Street & Britton Street (Lenexa Logistics Centre South - Building 6)

- a. Public hearing to consider a request to extend the time to commence construction and to increase the authorized IRB amount to \$22 million

[No public comment](#)

- b. Resolution amending Resolution 2023-072 related to the City's intent to issue approximately \$18 million in IRBs and amending the PILOT agreement

[Resolution 2024-057](#)

*The City adopted Resolution 2023-072 determining the intent of the City to issue its industrial revenue bonds in the approximate amount of \$18 million to help finance the cost of acquiring, constructing, and equipping a commercial facility in Lenexa Logistics Centre South and approving a payment in lieu of taxes agreement. Due to construction delays and cost increases, the developer is requesting an extension to December 31, 2026 and an increase in the bond amount to \$22 million.*

10. Consideration of a right-of-way vacation located near the northwest corner of eastbound 87th Street Parkway & Winchester Street

- a. Public hearing to consider a request to vacate right-of-way

[No public comment](#)

- b. Ordinance vacating right-of-way

[Ordinance 5995](#)

*The vacation application is to vacate right-of-way in the area of the northwest corner of 87th Street Parkway & Winchester Street. The area to be vacated is located between Lennox Drive and Winchester Street along 87th Street Parkway. The right-of-way is not needed for any extension or expansion of the public street.*

#### NEW BUSINESS

None

#### COUNCILMEMBER REPORTS

#### STAFF REPORTS

#### 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.

None

ADJOURN

7:47 PM