



## Agenda

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

**JANUARY 19, 2021  
7:00 PM  
COMMUNITY FORUM**

**CALL TO ORDER** Pledge of Allegiance

**ROLL CALL**

**APPROVE MINUTES** January 5, 2021 City Council meeting draft minutes  
(located in the Appendix)

**MODIFICATION OF  
AGENDA**

**CONSENT AGENDA**

**Item Numbers 1 through 9**

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 for the 2021 mowing services contract to Kansas Land Management

*This bid award is for a mowing services contract with Kansas Land Management for \$178,425.00 per year. The contract covers maintenance of 210 acres of turf including a variety of medians, rights-of-way, city facilities, parks, and other City-owned property.*

2. Acceptance for maintenance
  - a. Acceptance of the Lenexa Logistics Centre East Special Benefit District Project for maintenance

*This project constructed public street, storm, and streetlight improvements related to the Lenexa Logistics Centre East development. The total cost of construction was \$4,642,969.87.*

- b. Acceptance of the LED Streetlight Replacement Project for maintenance

*The LED Streetlight Replacement Project replaced existing streetlights throughout Lenexa with LED luminaires on 30-foot and 40-foot light poles. In residential neighborhoods, bulbs inside the existing streetlight fixtures were replaced with LED bulbs. Fixtures in City-maintained parking lots were replaced as well. This project began in August 2018 and was conducted in four phases, finishing completion in December 2020. The total cost of construction was \$1,387,219.34.*

- c. Acceptance of the 95th Street Turn Lane Project for maintenance

*This project constructed a right-turn lane on 95th Street in the vicinity of the southeast corner of Loiret Boulevard and 95th Street. The project included asphalt pavement, curb and gutter, and pavement markings and was privately funded.*

- d. Acceptance of the City Center Scarborough Street Special Benefit District Project for maintenance

*This project constructed Scarborough Street from eastbound 87th Street Parkway to southbound Renner Boulevard and also included construction of 392 linear feet of Hampton Street. Other work included installation of angled parking, sidewalks, street lighting, storm drainage systems, waterlines, landscaping, and a utility duct bank. The total cost of construction was \$1,861,274.70.*

3. Acceptance of sanitary sewer and utility easements as shown on Lenexa Logistics Centre North, 3rd Plat

*This final plat is for Lenexa Logistics Centre North Phase II located at the northeast corner of College Boulevard and Mill Creek Road. Sanitary sewer and utility easements are being dedicated to the City as part of the final plat. PT21-04F*

4. Acceptance of right-of-way, landscape, utility, drainage, and sidewalk easements as shown on Cedarcrest, Third Plat

*This final plat is for the Cedarcrest subdivision, a residential development located at the southeast corner of 83rd Street and Mize Boulevard. Several easements are being dedicated to the City as part of the final plat. PT21-01FR*

5. Approval of a new Cereal Malt Beverage license for Get N Go, located at 9703 Rosehill Road

*Get N Go is under new ownership, which has applied for a Cereal Malt Beverage license for 9703 Rosehill Road.*

6. Resolution approving the Agreement for the Coordinated Delivery of Emergency Medical Services Medical Direction within the Boundaries of Johnson County, Kansas

*Kansas law requires that each emergency medical service provider have a medical director to review, approve, and monitor its activities. This agreement establishes the medical director program for the coordinated Johnson County EMS system which includes Lenexa, Johnson County Med-Act, and other entities.*

7. Resolution authorizing the Mayor or City Manager to execute a Master Services and Purchasing Agreement with Axon Enterprise, Inc. for the purchase and maintenance of body worn cameras, in-car cameras, a digital evidence management system, and electronic control devices

*The Lenexa Police Department currently has five separate contracts with different termination dates with Axon Enterprise, Inc. for body worn cameras, in-car cameras, a digital evidence management system, and electronic control devices. The purpose of this agreement is to consolidate these services and products into a single contract with uniform terms and one termination date. The total cost over a 5-year period is \$1,147,785.95.*

8. Resolution declaring it necessary to appropriate private property for the construction of the Oakhill Storm Drainage Improvements Project

*The Oakhill Storm Drainage Improvements Project, consisting of neighborhood pipe rehabilitation and improvements, is located approximately from 83rd Street to 79th Street between Lackman Road and Mill Creek. Prompted by a high concentration of failing pipes, a study was performed in July 2019 resulting in a recommendation to improve more than two miles of pipes in this area.*

9. Resolution authorizing the Mayor to execute certain documents terminating the Lenexa City Center - North Village Master Declaration of Covenants, Restrictions, Easements, Reservations, and Assessments and associated Perpetual Maintenance Agreement

*The City recommends terminating the Lenexa City Center - North Village Master Declaration of Covenants, Restrictions, Easements, Reservations and Assessments and associated Perpetual Maintenance Agreement because they have never functioned and cannot function properly as they were*

*originally intended because there has never been master developer or functioning property owners association.*

## END OF CONSENT AGENDA

### BOARD RECOMMENDATIONS

10. Ordinance approving a three-year Special Use Permit for MAVS, located at 16501 W. 116th Street, to allow Personal Instruction, General, in the BP-2 Planned Manufacturing zoning district

*MAVS is requesting to amend the three-year Special Use Permit (SUP) approved in September 2020 to allow the use of eight courts to host up to eight volleyball tournaments per season with COVID-19 restrictions in place allowing only one spectator to attend per team to film the games. The approved SUP only allows the use of four courts to host up to eight volleyball tournaments per season. SU21-01*

11. Consideration of multiple rezoning requests and development plans for Copper Creek Apartments and Townhomes and Watercrest South residential subdivision - WITHDRAWN BY THE APPLICANT

*The applicant has requested that this item be WITHDRAWN.*

### PUBLIC HEARINGS

12. Consideration of tax abatement and issuance of industrial revenue bonds for Lenexa Logistics Centre North Phase II Building 5 at the northwest corner of College Boulevard and Renner Boulevard
  - a. Public hearing to consider an exemption from ad valorem taxes for property financed with IRBs.
  - b. Resolution determining the intent of the City to issue approximately \$30 million in IRBs and approving a 10-year tax abatement with a payment in lieu of taxes agreement.

*BLNP, LLC ("Applicant"), an entity related to Block Real Estate Services, is requesting the City issue approximately \$30 million in industrial revenue bonds to finance the acquisition, construction, and equipping of a 565,027 square foot commercial warehouse/office facility located east of Mill Creek Road and north of College Boulevard in the Lenexa Logistics North Phase II Business Park. The Applicant has also*

*requested a 10-year tax abatement. Pursuant to state law, the City must hold a public hearing and consider a cost-benefit analysis before approving a tax abatement.*

## **NEW BUSINESS**

13. Consideration of establishing the Lenexa Logistics Centre North Phase II Stormwater and Britton Street Special Benefit Districts
  - a. Resolution establishing the amended Stormwater SBD, waiving the sealed bid process, and repealing Resolution 2019-123.
  - b. Resolution establishing the Britton Street SBD and waiving the sealed bid process.
  - c. Ordinance levying special assessments for public improvements associated with the Stormwater SBD.
  - d. Resolution authorizing the Mayor to execute an agreement with McClure Engineering Company for the design of the Stormwater SBD.
  - e. Resolution authorizing the Mayor to execute an agreement with ARCO Construction for the construction of the Stormwater SBD.

*The City has received two petitions from the Lenexa Logistics Centre North Phase II Special Benefit District ("Original SPD") developer. The first petition proposes amending the Original SBS to reduce its scope and only include one approximately 4-acre stormwater detention basin and associated infrastructure ("Stormwater SBD"). The second petition proposes establishing a new special benefit district to construct Britton Street from College Boulevard north approximately 1,640 feet, one 5-acre stormwater detention basin, and associated infrastructure ("Britton Street SBD"). Construction of the Stormwater SBD is expected to begin this winter and the proposed ordinance will levy assessments on the property in order to commence construction. Additionally, an agreement with McClure Engineering Company for engineering and design services for construction of the Stormwater SBD for approximately \$140,635 and an agreement with Arco Construction Company for construction of the Stormwater SBD for approximately \$1,294,693 are proposed.*

## **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.

**COUNCILMEMBER  
REPORTS**

**STAFF REPORTS**

**ADJOURN**

**APPENDIX**

14. January 5, 2021 City Council meeting draft minutes
15. Item 6 -- EMS Medical Director Program Agreement
16. Item 7 -- Axon Master Services and Purchasing Agreement
17. Item 9 -- City Center North Declarations Termination
18. Item 9 -- Perpetual Maintenance Agreement Termination
19. Item 12 -- Lenexa Logistics Centre North Phase II Building 5 PILOT
20. Item 13 -- Amended Petition Stormwater SBD
21. Item 13 -- Petition Britton Street SBD

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

IF YOU NEED ANY ACCOMMODATIONS FOR THE MEETING, PLEASE CONTACT THE CITY ADA COORDINATOR, 913/477-7550. KANSAS RELAY SERVICE 800/766-3777. PLEASE GIVE 48 HOURS NOTICE