



## Agenda

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

**FEBRUARY 16, 2021  
7:00 PM  
COMMUNITY FORUM**

**CALL TO ORDER** Pledge of Allegiance

**ROLL CALL**

**APPROVE MINUTES** February 2, 2021 City Council meeting draft minutes  
(located in the Appendix)

**MODIFICATION OF  
AGENDA**

### APPOINTMENTS

Parks and Recreation Board members: Craig Denny, Jeff Mark, and Aivars Sics

Building Code Board of Appeals member: Mike Jansen

Planning Commission members: Curt Katterhenry, Don Horine, and Michael Burson

Arts Council members: Cheryl Kimmi, Emily Behrmann, and Jess Collins

### CONSENT AGENDA

#### **Item Numbers 1 through 7**

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. Acceptance of the 79th Street and Renner Boulevard Traffic Signal and Intersection Improvements Project for maintenance

*This project installed a new traffic signal, a new southbound right-turn lane at 79th Street and Renner Boulevard, pavement markings and signing, as well*

*as new streetlights from 79th Street to 80th Terrace. The total cost of construction was \$418,855.94.*

2. Resolution authorizing the termination of a base lease and lease with Sonoma Pointe, LLC as a result of an industrial revenue bond redemption (Sonoma Hill East Project)

*Sonoma Pointe, LLC has submitted a request to redeem the industrial revenue bonds (IRBs) the City issued in 2020 for constructing a multi-family facility at the southwest corner of Loiret Boulevard and Maurer Road. Termination of the base lease and lease, as well as any other documents necessary, is necessary to terminate the IRBs associated with the project.*

3. Resolution authorizing the Mayor to execute an amendment to the Development Agreement with HB Building, LLC extending the time for performance (Lenexa Point Shopping Center CID)

*In December 2019, the City established the Lenexa Point Shopping Center Community Improvement District and the City entered into a Development Agreement with HB Building, LLC for the renovation and improvement of the Lenexa Point Shopping Center located in the northwest corner of 87th Street Parkway and Maurer Road. The developer has requested additional time to complete the second phase of improvements associated with the project. The resolution extends the time for performance by 12 months.*

4. Resolution consenting to the assignment and assumption of lease and payment in lieu of tax agreement, consenting to a leasehold mortgage, and authorizing the execution of documents related to the City's industrial revenue bonds associated with the Grayson Enterprise, LLC Project (P1 Group, Inc.)

*In December 2015, the City issued industrial revenue bonds and approved a tax abatement to construct a commercial warehouse/office facility at the southwest corner of 96th Terrace and Pflumm Road. The project owner has requested the City consent to an assignment and assumption of the lease, leasehold mortgage, and the PILOT agreement to KCR 8300, LLC, which will acquire the project.*

5. Resolution amending the 2020-2024 Capital Improvement Program to adjust the budgets for the K-7/Prairie Star Parkway Interchange Project and the Quivira Road from 87th Street Parkway to 75th Street Project

*This resolution amends the 2020-2024 Capital Improvement Program to include additional work as part of the K-7/Prairie Star Parkway Interchange Project and higher than anticipated costs for the Quivira Road from 87th Street Parkway to 75th Street project.*

6. Resolution authorizing the Mayor to execute an agreement with the Secretary of Transportation for the State of Kansas (KDOT) for the K-7/Prairie Star Parkway Interchange Project

*The City was informed that the K-7/Prairie Star Parkway Interchange Project was selected to receive state funding from the KDOT Access Management Construction Project Program in the amount of \$1.2 million. Construction consists of new traffic signals, exit ramp improvements, a new median, removal of the Hedge Lane connection on the north side of Prairie Star Parkway, and pavement marking and signing replacements. A mill and overlay of Prairie Star Parkway from Hedge Lane to the Black Hoof Park Trailhead is also included in the project.*

7. Bid award to VF Anderson for the Quivira Road from 87th Street Parkway to 75th Street Project

*VF Anderson submitted the lowest bid for the Quivira Road Project from 87th Street to 75th Street, which will make significant changes along this corridor. Construction includes curb, median, and ADA ramp replacement, mill and asphalt overlay, new traffic signals, new streetlight poles with LED luminaires, storm sewer system upgrades, new turn-lanes, new pavement markings and signing, as well as construction of a Lenexa monument sign at the gateway to the city. Total bid for construction was \$3,535,564.75.*

## END OF CONSENT AGENDA

## BOARD RECOMMENDATIONS

8. Ordinance amending multiple sections of Articles 4-1-D and 4-2-C of the Unified Development Code related to the recommendations from the Complete Streets Plan

*Improved connectivity, access, comfort, and safety for bicyclists, pedestrians, and transit users were identified in the Complete Streets Plan. The proposed code amendments cover multiple articles and sections of the Unified Development Code and include changes to existing policies and the addition of requirements and standards to promote safe pedestrian networks and bicycle parking.*

9. Ordinance amending multiple sections of Articles 4-1-K and 4-1-M of the Unified Development Code (UDC) related to appeals of a staff determination and the Community Development Director's role in interpreting the UDC

*The proposed code amendments are intended to clarify the procedure for a UDC interpretation and the role of the Community Development Director as the official interpreter of the UDC.*

## **NEW BUSINESS**

10. Resolution authorizing the Mayor to execute Amendment No. 1 to the Master Development Agreement with Shawnee Mission Medical Center, Inc. regarding the Advent Health & Wellness Campus in the City Center North Project

*The City and Shawnee Mission Medical Center, Inc ("Developer") entered into a Master Development Agreement in July 2019 to set forth responsibilities and performance standards related to the construction of the Advent Health & Wellness Campus on 27.5 acres in City Center North ("Project"). The Developer has been diligently pursuing commencement of the Project to meet its obligations, but in light of the current economic conditions associated with the Covid-19 pandemic the development is not progressing as quickly as originally anticipated, so the City and Developer now desire to amend the performance standards to grant additional time for the Developer to meet its obligations.*

## **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**

11. Community Development Department - 2020 Year-end Report

## **ADJOURN**

## **APPENDIX**

12. February 2, 2021 City Council meeting draft minutes
13. Item 3 -- Lenexa Point Shopping Center CID Amendment One to Development Agreement

14. Item 6 -- KDOT Agreement
15. Item 8 -- Complete Streets Ordinance
16. Item 10 -- Advent Health Campus Amendment No. 1 to Development Agreement

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