



## Agenda

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

**SEPTEMBER 21, 2021  
7:00 PM  
COMMUNITY FORUM**

**CALL TO ORDER** Pledge of Allegiance

**ROLL CALL**

**APPROVE MINUTES** September 7, 2021 City Council Meeting draft agenda  
(located in the Appendix)

**MODIFICATION OF  
AGENDA**

**PROCLAMATIONS** Fetal Alcohol Spectrum Disorders Awareness Month  
International Day of Peace - September 21  
KC Scholars Day - September 28

**CONSENT AGENDA**

### **Item Numbers 1 through 6**

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 utility, access, and drainage easements as shown on Lenexa Logistics Centre North, 5th Plat

*This final plat is the second plat for Lenexa Logistics Centre North Phase II, an eight-building office/warehouse development located on the east side of Mill Creek Road, north of College Boulevard. Several easements are being dedicated to the City as part of the final plat. PT21-21F*

2. Acceptance of the Monticello Villas public improvements for maintenance

*This project constructed public street, storm, and streetlight improvements related to the Monticello Villas subdivision, located at the southwest corner of*

*Prairie Star Parkway and Monticello Road. The project was funded by private development.*

3. Consideration of a preliminary plan for the Splintek building addition, located at 15555 W. 108th Street

*Splintek is a company that manufactures healthcare products, specializing in sleep aid products. The existing building was constructed in 1978. The applicant proposes to construct additional warehouse space on the west side of the existing building, as well as make parking lot and landscape improvements. PL21-03PR*

4. Resolution approving and authorizing the Mayor to execute a Presenting Sponsorship Agreement with Williams Foods, LLC for the 2021 Lenexa Chili Challenge

*Williams Foods, LLC desires to be a Presenting Sponsor of the 2021 Lenexa Chili Challenge. Staff has determined the sponsorship complies with the criteria set forth in the City's Sponsorship Policy, GB-Gen-1. Williams Foods, LLC will pay \$4,000 and provide \$1,275 of in-kind services for the sponsorship.*

5. Resolution authorizing the Mayor to execute a Roadway Reimbursement Agreement with Unified School District No. 233 for the construction of Gleason Road from Prairie Star Parkway to 97th Terrace

*Roadway reimbursement agreement with Unified School District No. 233 for the construction of Gleason Road from Prairie Star Parkway to 97th Terrace.*

6. Ordinance authorizing and providing for the acquisition of lands or interests therein by condemnation for the construction of the Little Mill Creek Trail Tunnel Project

*This ordinance authorizes City staff and its acquisition counsel to file a condemnation petition with the district court to acquire the necessary property interests for the construction of the Little Mill Creek Trail Tunnel Project.*

**END OF CONSENT AGENDA**

**BOARD  
RECOMMENDATIONS**

7. 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 modify their current Special Use Permit to use eight courts with no limits on the number of spectators or number of tournaments that may be hosted throughout the year. SU21-08*

8. Rezoning and companion preliminary plan for Kansas Commerce Center Lot 4, located at the southwest corner of 95th Street and Twilight Lane
  - a. Ordinance rezoning property from BP-1 to BP-2
  - b. Preliminary plan for Kansas Commerce Center Lot 4

*Kansas Commerce Center Lot development includes a 142,5000 square-foot building on an 8.11 acre lot. This site is the remaining undeveloped lot in the Kansas Commerce Center business park. The building will contain office, manufacturing, and warehouse uses. Parking is provided on the north and east sides and loading docks are on the west side of the building.*

9. Rezoning and companion preliminary plat for Stone Ridge subdivision, located at the southwest corner of 83rd Street and Cedar Niles Road
  - a. Ordinance rezoning property from AG to RP-1
  - b. Preliminary plat for Stone Ridge subdivision

*The proposed Stone Ridge development includes rezoning and consideration of a preliminary plan for a 103-lot single-family subdivision proposed on 44.48 acres at the southwest corner of 83rd Street and Cedar Niles Road. Access is being provided on both Cedar Niles Road and 83rd Street. RZ21-11 & PT21-06*

## **PUBLIC HEARINGS**

10. Consideration of tax abatement and issuance of industrial revenue bonds for Lenexa Logistics Centre North Phase II Building 11 at the northwest corner of College Boulevard and Renner Boulevard
  - a. Public hearing to consider exemption from ad valorem taxes for property financed with IRBs

- b. Resolution determining the intent of the City to issue approximately \$23,525,000 in IRBs and approving a 10-year tax abatement with a PILOT agreement

*BLNP, LLC ("Applicant") is requesting the City issue approximately \$23,525,000 in industrial revenue bonds (IRBs) to finance the acquisition, construction, and equipping of a commercial warehouse/office facility located in the Lenexa Logistics North Phase II Business Park. The Applicant has also requested a 10-year tax abatement.*

11. Resolution approving the fiscal year 2022-2026 Capital Improvement Program
  - a. Public hearing to consider the recommended fiscal year 2022-2026 Capital Improvement Program
  - b. Resolution adopting the fiscal year 2022-2026 Capital Improvement Program

*The recommended fiscal year 2022-2026 Capital Improvement Program (CIP) is approximately \$225 million and includes 39 funded projects. The Planning Commission reviewed the recommended CIP on August 30, 2021 and the Governing Body reviewed the recommended CIP during the Committee of the Whole meeting on September 14, 2021. The City published the recommended CIP on the City's website and published the CIP public hearing notice in the Kansas City Star on September 10, 2021.*

## **NEW BUSINESS**

12. Resolution authorizing the transfer of funds from the General Fund to the Capital Improvement Fund, Equipment Reserve Fund, and Facilities Maintenance Fund in fiscal year 2021

*The General Fund has excess reserves available to cover \$24 million in total transfers due to positive financial results in fiscal years 2019 and 2020 and continued positive financial trends in fiscal year 2021. Staff proposes the transfer of \$22 million to the Capital Improvement Fund, \$1 million to the Equipment Reserve Fund, and \$1 million to the Facilities Maintenance Fund.*

13. Resolution authorizing the Mayor to execute an agreement with Confluence, Inc. for architectural and engineering services for the Indian Trails Aquatics Center Improvements Project

*Following an extensive Request for Qualifications process, City staff recommends Confluence, Inc. be awarded the design and architectural*

*services contract for the Indian Trails Aquatics Center Improvements Project for a fixed fee of \$1,261,925.*

**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. September 7, 2021 City Council Meeting draft minutes
15. Fetal Alcohol Spectrum Disorders Awareness Month Proclamation
16. International Day of Peace Proclamation
17. KC Scholars Day Proclamation
18. Item 4 -- Williams Foods, LLC Agreement
19. Item 5 -- Roadway Reimbursement Agreement
20. Item 10 -- Lenexa Logistics North Phase II Building 11 - PILOT Agreement
21. Item 13 -- Indian Trails Aquatics Center Presentation
22. Item 13 -- Confluence, Inc. Scope of Services and Fee Proposal

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