



## Agenda

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

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

**CALL TO ORDER** Pledge of Allegiance

**ROLL CALL**

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

**MODIFICATION OF  
AGENDA**

**CONSENT AGENDA**

**Item Numbers 1 through 13**

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 to VF Anderson Builders for the 109th Street to College Boulevard Storm Drainage Improvements Project

*City staff identified the main storm sewer from 109th Street to College Boulevard for storm drainage system improvements due to current, poor conditions and previous failures. Olsson Inc. was contracted to design improvements and the project was submitted for County funding. VF Anderson Builders submitted the lowest bid on this project at \$1,287,745.*

2. Acceptance of a drainage easement as shown on the Renner 87 Flats final plat

*This final plat is for Renner 87 Flats, a proposed mixed-use development of apartments and retail at the northeast corner of 87th Street Parkway and Renner Boulevard. A drainage easement is being granted to the City in the northeast area of the lot.*

3. Acceptance of a utility easement as shown on Lenexa Logistics Centre North 4th Plat

*This final plat is for the Lenexa Logistics Centre North Phase II development, a multi-tenant business park, located north of College Boulevard and east of Mill Creek Road. A utility easement is being dedicated to the City as part of the final plat. PT21-21F*

4. Acceptance of a drainage easement as shown on the Limitless Brewing final plat

*This final plat is for Limitless Brewing, a proposed 5,800 square foot microbrewery located at the southwest corner of 95th Street and Dice Lane. A drainage easement is being dedicated to the City as part of the final plat. PT21-22F*

5. Resolution calling for a public hearing to consider establishing a Community Improvement District for the Retreat on the Prairie Project, located at the northwest corner of Ridgeview Road and K-10 Highway

*The City received an application and petition from Ridgeview/K-10, LLC on behalf of LANE4 Property Group, Inc. to establish a Community Improvement District (CID) for the Retreat on the Prairie mixed-use project located on the northwest corner of Ridgeview Road and K-10 Highway. The petition requested the levy of a 1% CID sales tax on all sales within the proposed CID area. A public hearing will be held at the November 16, 2021 City Council meeting to consider establishing a CID.*

6. Resolution approving the 2021-22 insurance program and authorizing the City Manager to execute all documents necessary to procure property and liability insurance associated with lines of coverage

*This resolution approves the renewal of the City's insurance program, including property and liability insurance from Intact Insurance for the 2021-2022 policy period, other related policies, insurance brokerage, and risk management services at a maximum annual cost of \$572,809.*

7. Resolution authorizing the Mayor to execute a Community Development Block Grant project extension request with Johnson County

*Due to supply-chain issues and labor shortages, the City's contractor for the Lichtenauer Drive Street Lighting Project and the Old Town Area 2 – Santa Fe Trail Drive Street Lighting Project is unable to secure new streetlight poles until December 17, 2021. Project completion has been extended to April 15, 2022. Pursuant to the sub-recipient agreement with Johnson County, the City*

*must formally request an extension of the Community Development Block Grant funds into 2022.*

8. Resolution authorizing amendments to the trust indenture, base lease, and lease relating to the City's not to exceed \$5.5 million industrial revenue bonds (taxable under federal law), Series 2019 (Meritex Surface Buildings 1 & 2 Project)

*Meritex Lenexa Development 1, LLC is requesting an extension to utilize the remaining industrial revenue bonds (IRBs), and the associated sales tax exemption, to construct tenant finishes in the completed office/warehouse buildings located at the northwest corner of Britton Street and 99th Street. The requested extension requires a corresponding amendment to the completion date set forth in the IRB trust indenture, base lease, and lease.*

9. Resolution authorizing the Mayor to execute an agreement with WaterOne for relocation of a 48-inch transmission main near 86th Street and Renner Boulevard

*Development of the Advent Health campus requires relocation of approximately 520 feet of an existing 48-inch waterline along Renner Boulevard. The relocation is necessary to construct new access drives that are a part of the City Center North Special Benefit District. The relocation cost is estimated at \$752,819.*

10. Consideration of two ordinances and a resolution authorizing the issuance of up to \$39,355,000 in general obligation bonds (Series 2021B)
  - a. Ordinance authorizing the issuance of general obligation bonds to pay a portion of the costs for the Lenexa Justice Center
  - b. Ordinance authorizing the issuance of the Series 2021B general obligation bonds
  - c. Resolution authorizing the sale and delivery of the Series 2021B general obligation bonds

*The City has scheduled the sale of the Series 2021B general obligation bonds during the week of November 8, 2021 to provide funding for the Lenexa Justice Center project. The two ordinances and the resolution authorize the sale of the bonds and establish parameters for the award of the bonds to the best bidder. If approved, the City expects to complete the closing on the bond issue by mid-December 2021.*

11. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed \$47,202,200 (Villas at Waterside - Phase IV Project)

*The City Council previously passed a resolution stating the City's intent to issue up to \$47,202,200 million in industrial revenue bonds to help finance the acquisition, construction, and equipping of a 288-unit, single-building multi-family residential development and associated infrastructure located in the southwest corner of Flint Street and 81st Street and approving a 10-year tax abatement for the project. The tax abatement will commence January 1, 2022.*

12. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed \$30.5 million (Lenexa Logistics Centre East Building 4)

*The City Council previously passed a resolution stating the City's intent to issue up to \$30.5 million in industrial revenue bonds to help finance the acquisition, construction, and equipping of a 603,000 square foot building in the Lenexa Logistics Centre East development located east of the intersection of 116th Street and Renner Boulevard and approving a 10-year tax abatement for the project. The tax abatement will commence January 1, 2022.*

13. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed \$19,339,000 (Lenexa Logistics Centre East Building 2)

*The City Council previously passed a resolution stating the City's intent to issue up to \$19,339,000 in industrial revenue bonds to help finance the acquisition, construction, and equipping of a 230,594 square foot building in the Lenexa Logistics Centre East development located east of the intersection of 116th Street and Renner Boulevard and approving a 10-year tax abatement for the project. The tax abatement will commence January 1, 2022.*

## END OF CONSENT AGENDA

### BOARD RECOMMENDATIONS

14. Rezoning and companion concept and preliminary plans for the Retreat on the Prairie commercial and residential development, located at the northwest corner of K-10 Highway and Ridgeview Road

- a. Ordinance rezoning property from AG and CP-3 to CP-2 and RP-4
- b. Concept plan for the commercial portion of the Retreat on the Prairie
- c. Preliminary plan for the residential portion of the Retreat on the Prairie

*The Retreat on the Prairie concept plan is for a 144,857 square foot commercial development on 15 acres and the preliminary plan is for a 373-unit residential development on 25.6 acres.*

15. Rezoning and preliminary plan for the Crowder Family Dentistry medical office, located at 15906 W. 87th Street Parkway

- a. Ordinance rezoning property from R-1 to CP-O
- b. Preliminary plan for the Crowder Family Dentistry medical office

*The applicant is requesting to rezone the property from R-1 to CP-O to allow one 5,010 square foot building for a dental clinic and subsequent parking lot to be built on a 0.81-acre parcel.*

## **PUBLIC HEARINGS**

16. Consideration of vacating street right-of-way located south of Prairie Star Parkway and east of McCormack Drive

- a. Public hearing to consider a request to vacate street right-of-way and retaining existing easements
- b. Ordinance vacating street right-of-way

*The vacation request is to allow for the construction of a new single family subdivision, Wheatley Point, consisting of 11 lots. When Prairie Star Parkway was constructed, it left a section of 95th Street right-of-way. As part of the platting of the new subdivision, one of the stipulations was that this existing street right-of-way would need to be vacated prior to the recording of the final plat.*

17. Consideration of vacating street right-of-way at 91st Street and Clare Road

- a. Public hearing to consider a request to vacate street right-of-way
- b. Ordinance vacating street right-of-way

*The vacation request is to vacate the right-of way for old 91st Street, which has been reconfigured. This right-of-way is shown on Arbor Lake 1st Plat, Arbor Lake 3rd Plat, and The Timbers at Clear Creek, Seventh Plat.*

**NEW BUSINESS** None

**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**

18. October 5, 2021 City Council Meeting draft minutes
19. Item 10 -- General Obligation Bonds Resolution

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

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