



Agenda

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

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

CALL TO ORDER Pledge of Allegiance

ROLL CALL

APPROVE MINUTES October 19, 2021 and November 2, 2021 City Council Meeting draft minutes (located in the Appendix)

MODIFICATION OF AGENDA

PRESENTATIONS United Community Services of Johnson County--Alcohol Tax Fund and Human Service Fund Recommendations for 2022

CONSENT AGENDA **Item Numbers 1 through 8**
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 Lackman Road, from 87th Street Parkway to the north city limits, Street Lighting Replacement Project for maintenance

This project consisted of the replacement of the existing streetlights and light poles along Lackman Road from 87th Street Parkway to the north city limits with energy efficient LED fixtures on 30-foot poles. The project also included the replacement of some of the existing streetlights and poles in the residential area east of Lackman Road from 76th Street to 77th Terrace. Lastly, the project included the installation of new streetlights with twin arms along the west side of Cottonwood Street from 79th Street to the Service Center entrance that will light Cottonwood Street as well as the Little Mill Creek North Park parking lot. The total cost of construction was \$470,881.

2. Approval of the preliminary plan for Popeyes Louisiana Kitchen, located at 9460 Quivira Road

The applicant is proposing to replace the Burger King currently located at 9460 Quivira Road with a 2,407 square foot building for a fast-food restaurant. The applicant has submitted a preliminary plan for this property, as well as a preliminary plat, as the property is currently not platted.

3. Consideration of resolutions adopting the FY 2022 Alcohol Tax Fund and Human Service Fund distributions
 - a. Resolution authorizing the Mayor to execute an agreement with United Community Services of Johnson County ("UCS") for the administration of Alcohol Tax Funds for FY 2022
 - b. Resolution authorizing the Mayor to execute an agreement with UCS for the administration of funds appropriated to the Human Service Fund for FY 2022

The City budgets and appropriates funds to support drug abuse and alcoholism prevention programs as well as human service programs through United Community Services of Johnson County's (UCS) Drug and Alcoholism Council and Human Service Fund. The amounts the City has allocated for FY 2022 are \$135,000 and \$22,350, respectively.

4. Resolution approving the purchase of replacement security infrastructure (Fortinet Firewalls)

The City's perimeter data security system has reached the end of its useful life and support. This purchase will improve the City's security posture by utilizing next generation firewall infrastructure. These firewalls protect City data and network traffic from outside entities and malicious threats. The total not-to-exceed cost is \$101,432.40.

5. Resolution authorizing the sale of conduit along the Prairie Star Parkway bridge over K-7 Highway to WANRack, LLC.

WANRack, LLC is interested in purchasing one two-inch conduit within the City's conduit communications duct bank along the Prairie Star Parkway bridge over K-7 Highway for \$8,167.65.

6. Resolution waiving a condition in the notice of bond sale and ratifying the acceptance of the best bid for the City's Series 2021B general obligation bonds

On November 9, 2021, the City conducted the sale of the Series 2021B general obligation bonds to provide partial financing for the Justice Center project. The City received nine bids and Wells Fargo Bank submitted the best bid at a true interest cost of 1.69%. The proposed resolution ratifies acceptance of the best bid and waives a condition listed in the notice of bond sale.

7. Resolution amending Resolution 2021-37 related to the City's intent to issue approximately \$16,210,000 in industrial revenue bonds and amending the payment in lieu of taxes agreement associated with construction of a commercial facility at the intersection of 113th Street and Britton Street (Lenexa Logistics Centre South - Building 6)

The City adopted Resolution 2021-37 determining the intent of the City to issue its industrial revenue bonds in the approximate amount of \$16,210,000 to help finance the cost of acquiring, constructing, and equipping a commercial facility west of Britton Street and 113th Street in Lenexa Logistics Centre South and approving a payment in lieu of taxes agreement. Due to construction delays, the developer is requesting a 12-month extension from July 31, 2022 to July 31, 2023.

8. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed \$62 million (95th and Loiret office/warehouse project)

The City Council previously passed a resolution stating the City's intent to issue up to \$62 million in industrial revenue bonds to help finance the acquisition, construction, and equipping of a facility consisting of 80,000 square feet of office space and 180,000 square feet of warehouse space located at the southeast corner of Loiret Boulevard and 95th Street in the Kansas Commerce Center and approving a 10-year tax abatement for the project. The tax abatement will commence January 1, 2022.

END OF CONSENT AGENDA

BOARD RECOMMENDATIONS

9. Approval of a revised preliminary plan for Advent Health Life Campus, located at the northwest corner of 87th Street Parkway and Renner Boulevard, to allow a mixed-use development in City Center including a hospital, office, mixed-use, retail, hotel and life activation buildings

The project is a health and lifestyle campus consisting of 11 buildings on 25 acres and includes a hospital, medical office, mixed-use, retail, hotel, and life activation buildings. The campus consists of three blocks in the northeasterly quadrant of City Center, bordered by 87th Street Parkway on the south, Renner Boulevard on the east, Central Green Park on the west, and a City-owned parkland tract on the north. The campus will develop in phases over several years. Construction of 86th Street and Scarborough Street will be part of a special benefit district.

10. Approval of rezoning and companion preliminary plans for Meritex Surface Buildings 3, 4, & 5, located in the vicinity of 99th Street and Britton Street
 - a. Ordinance rezoning property from AG to BP-2
 - b. Companion preliminary plan for Meritex Lenexa Executive Park, Surface Building 3
 - c. Companion preliminary plan for Meritex Lenexa Executive Park, Surface Buildings 4 and 5

The applicant is requesting approval of the rezoning and companion preliminary plans for two undeveloped parcels within the Meritex Lenexa Executive Surface Business Park. The rezoning and preliminary plan for Building 3 includes one building on a 27.9-acre site. The preliminary plan for Buildings 4 and 5 includes two buildings on a 14.4-acre site. All of the buildings are intended for manufacturing, warehousing, storage, or distribution uses.

PUBLIC HEARINGS

11. Consider establishing Project Plan 8 in the Ridgeview Mining Tax Increment Financing District (The Retreat on the Prairie Project)
 - a. Conduct a public hearing
 - b. Ordinance approving Project Plan 8
 - c. Resolution approving the Disposition and Development Agreement with Lane4 Property Group, Inc.

Tax Increment Financing (TIF) Project Plan 8 contemplates construction of a mixed-use project consisting of multi-family, retail, restaurants, a

convenience store and gas station, hotel, office, and associated improvements located in the northwest corner of the intersection of Ridgeview Road and K-10 Highway in the Ridgeview Mining TIF District. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 8. If passed by a 2/3 vote, the Governing Body will consider adoption of a Disposition and Development Agreement with Lane4 Property Group, Inc. setting forth the terms and conditions for reimbursement of TIF eligible costs with TIF revenues generated from the TIF District.

12. Consideration of establishing The Retreat on the Prairie Community Improvement District (CID)

- a. Conduct a public hearing
- b. Ordinance establishing the community improvement district
- c. Resolution approving the CID Development Agreement with Lane4 Property Group, Inc.

The proposed CID includes The Retreat on the Prairie development area located at the northwest corner of Ridgeview Road and K-10 Highway. The CID revenues generated from the CID area will be used by Lane4 Property Group, Inc. for approved CID costs. The CID Development Agreement sets the terms and conditions for performance and reimbursement.

NEW BUSINESS

13. Resolution authorizing the Mayor to execute Amendment No. 2 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 d/b/a Advent Health ("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 City and Developer subsequently amended the Master Development Agreement in February 2021 to adjust the performance standards in light of the economic conditions associated with the Covid-19 pandemic. Since that time, the Developer has been diligently pursuing commencement of the Project but has revised and amended the preliminary plan for the project. The City and Developer now desire to amend the Master

Development Agreement to revise the preliminary plan for the project and adjust 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

ADJOURN

APPENDIX

14. October 19, 2021 City Council Meeting draft minutes
15. November 2, 2021 City Council Meeting draft minutes
16. United Community Services Alcohol Tax Fund Presentation
17. United Community Services Human Service Fund Presentation
18. Item 3 -- UCS 2022 Alcohol Tax Fund Recommendations Report
19. Item 3 -- UCS 2022 Human Service Fund Recommendations Report
20. Item 5 -- WANRack LLC Conduit Purchase Agreement
21. Item 11 -- Redevelopment Project Plan 8
22. Item 13 -- Advent Amendment No. 2

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

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