



**MINUTES OF THE  
NOVEMBER 5, 2024  
LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> STREET PARKWAY  
LENEXA, KS 66219**

**CALL TO ORDER**

Mayor Sayers called the meeting to order at 7 PM.

**ROLL CALL**

Councilmembers Karlin, Eiterich, Charlton, Nicks, Arroyo, Williamson, Denny, and Herron were present with Mayor Sayers presiding.

Staff present included Beccy Yocham, City Manager; Todd Pelham, Deputy City Manager; Mike Nolan, Assistant City Manager; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; Jennifer Martin, City Clerk; and other City staff.

**APPROVE MINUTES**

*Councilmember Denny made a motion to approve the October 15, 2024 City Council meeting draft minutes and Councilmember Eiterich seconded the motion. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

There were no modifications to the agenda.

**CONSENT AGENDA**

1. Acceptance of the Little Mill Creek Trail Replacement Project for maintenance  
*This project reconstructed 1.45 miles of trail from the northeast corner of 79th Street & Lackman Road to the middle of Little Mill Creek North Park. The work included removing the deteriorated asphalt trail and replacing it with a 10-foot-wide concrete trail. The total project cost was \$922,025.35.*
2. Encroachment agreement with Southern Star Central Gas Pipeline, Inc., for a sidewalk on 77th Street east of Quivira Road, as part of the 2024 Sidewalk and Trail Repair Program  
*Southern Star Central Gas Pipeline, Inc. has agreed to permit construction over its easement for this project. Improvements include constructing a new sidewalk on the north side of 77th Street from Quivira Road to Garnett Street. The total project cost is \$41,198.03.*
3. Interlocal agreement with Johnson County for partial reimbursement of construction costs for the 107th and 108th Streets West of Pflumm Stormwater System Renewal Project  
*This agreement allows the City to be reimbursed for eligible costs including*

*construction, inspection, and utility relocation costs for this project. The City will be awarded 50% of the project cost, up to a maximum of \$444,651. The total project cost is \$1,039,952.*

4. Agreement with Star Signs, LLC for the fabrication and installation of signage, wayfinding, and graphics for the Lenexa Old Town Activity Center and waiver of the sealed bid process  
*Star Signs, LLC has provided a price quote to fabricate and install exterior building identification, exterior/interior wayfinding, and interior environmental graphics for \$80,118.*
5. Agreement with Integrity Locating Services, Inc. for utility locating services  
*The City is required to locate its fiber optic lines, storm sewers, and underground electrical lines that operate streetlights and traffic signals. Due to the time and equipment required to locate these facilities, the City has elected to hire a third party to perform these services. Integrity Locating Services, Inc. will pay up to \$185,000 for this work.*
6. Resolution authorizing the Mayor to execute a subrecipient agreement with Johnson County, Kansas and an Authorized Signature Form for the Community Development Block Grant (CDBG) Project Number 2024-09  
*This agreement is for the acceptance of \$190,493.76 in funds for the 2024 Community Development Block Grant street lighting project for 96th Terrace & Monrovia Street. An Authorized Signature Form that certifies staff members who are authorized to sign reimbursement requests is also required.*
7. Resolution consenting to a mortgage and authorizing the execution of documents in connection with an industrial warehouse and office facility financed with the City's industrial revenue bonds Series 2022 (Lenexa Logistics Centre North Phase II - Building 5)  
*The developer wants to refinance the project and the existing mortgage and enter into a loan agreement with RGA Reinsurance Company and grant the new lender a leasehold mortgage for purposes of securing the loan. Pursuant to the industrial revenue bond documents, consent of the City is required for the developer to assign or mortgage its interest in the project and such consent shall not be unreasonably withheld. The refinancing and new leasehold mortgage do not release the developer of its liability to perform its duties and obligations under the Lease Agreement or under the payment in lieu of taxes agreement.*
8. Resolution authorizing amendments to the trust indenture, base lease, and lease relating to the City's not to exceed \$24 million in industrial revenue bonds, Series 2022 (Meritex Surface Buildings 3, 4 & 5 Project)  
*Meritex Lenexa Development II, LLC is requesting an extension to utilize the remaining industrial revenue bonds, and the associated sales tax exemption, to construct tenant finishes in its three light industrial/warehouse buildings located along 99th Street between Ridgeview Road and Britton Street.*
9. Ordinance amending Lenexa City Code Section 3-9-E-4 Regarding Disorderly Conduct  
*Lenexa City Code contains language determined to be unconstitutional by the Kansas*

*Supreme Court and this ordinance removes that language, as well as changes some verbiage regarding disorderly conduct.*

### **END OF CONSENT AGENDA**

*Councilmember Karlin made a motion to approve items 1 through 9 on the consent agenda and Councilmember Arroyo seconded the motion. Motion passed unanimously.*

### **STUDENT INTRODUCTIONS**

Graham Vanarsdale and Brooklyn Morrissey, Shawnee Mission West High School students, attended the meeting for American Government.

### **NEW BUSINESS**

There was no new business.

### **COUNCILMEMBER REPORTS**

There were no councilmember reports.

### **STAFF REPORTS**

#### 10. Quarterly Financial Report

Nate Blum, Chief Financial Officer, presented the third quarter financial report. He said that for revenue the City is positive overall for the first time this year in sales tax. He added that the revenue is down in franchise taxes, although that is slowly trending up.

Mr. Blum talked about the debt management indicators. He said the City has issued approximately \$11.2 million in debt for two stormwater projects, one street project, and the final piece of the Lenexa Justice Center project. He said the ratios are looking good and the AAA bond ratings had been maintained. He added that there were nine bids on the bond issuance, which is exceptional, with a true interest cost of about 3.4 percent.

### **END OF RECORDED SESSION**

### **BUSINESS FROM FLOOR**

There was no business from the floor.

### **ADJOURN**

*Councilmember Eiterich made a motion to adjourn and Councilmember Williamson seconded the motion. Motion passed unanimously.*

The meeting adjourned at 7:05 PM.

/s/ Jennifer Martin  
City Clerk