



Agenda

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

**NOVEMBER 19, 2024
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER Pledge of Allegiance

7 PM

ROLL CALL

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

APPROVE MINUTES

November 5, 2024 City Council meeting draft minutes (located in the Appendix)

Approved

MODIFICATION OF AGENDA

None

PROCLAMATIONS

World Pancreatic Cancer Day - Nov. 21

CONSENT AGENDA

Item Numbers 1 through 9

The matters listed on the Consent Agenda are routine and approved collectively with no separate discussion on each individual item. Any item on the Consent Agenda may be removed from the Consent Agenda for separate consideration by a member of the Governing Body, the City Manager, or by a member of the public in attendance at the meeting. In the event the item is removed from the Consent Agenda, it will be placed on the regular agenda.

1. Change Order No. 2 for the 2024 Pavement Management Program Ultra-Thin Bonded Asphalt Surface and Mill and Overlay Project

Approved

This project treated approximately 24 residential lane-miles with an Ultra-Thin Bonded Asphalt Surface treatment and another 6.5 lane-miles of an asphalt mill and overlay. Work also included removing and replacing deteriorated curb and gutter, replacing sidewalk panels, and adding ADA ramps as needed. After two Change Orders, the total project cost was \$4,935,796.25.

2. Approval of 29 Cereal Malt Beverage license renewals for 2025

Approved

Licenses to sell Cereal Malt Beverages (CMB) in the city must be renewed annually. This is the annual license renewal request for 29 locations licensed to sell CMB.

3. Approval of a banking services agreement with UMB Bank, N.A.

Approved

Staff recommends continuing with UMB Bank as the provider of the City's banking services. UMB has provided excellent banking services to the City since 2009. UMB proposed to continue providing those services at a reasonable price, while providing adequate compensation for account balances.

4. Approval of an interlocal agreement with the City of Overland Park for the replacement of 103rd Street bridge over Flat Rock Creek

Approved

Lenexa and Overland Park share 103rd Street from Pflumm Road to Quivira Road. This area includes a bridge over Flat Rock Creek. This bridge is included in Lenexa's bridge inventory and Lenexa takes the lead on inspection and repairs with Overland Park sharing the cost. The estimated total cost of the project is \$1,348,889. Overland Park's share is \$674,444.50 and Lenexa's share is \$674,444.50.

5. Approval of Amendment No. 10 to the Medical Services Agreement with Marathon Health, LLC to add a Behavioral Health Specialist to the LiveWell Health Center

Approved

The City would like to add a Behavioral Health Specialist to the staffing of the LiveWell Health Center. The cost to add this provider will be \$12,318.75 per month in 2025 and \$12,935 per month in 2026.

6. Approval of an insurance contract with Midwest Employers Casualty Company for fiscal years 2023 and 2024 workers' compensation excess insurance coverage

Approved

The City's third party administrator for workers' compensation coverage requested proposals to provide excess insurance coverage for the self-funded workers' compensation fund. Based on the proposals received, staff recommends a two-year renewal with Midwest Employers Casualty. The annual quote for this coverage is \$182,599 each year.

7. Approval and authorization of the execution of all documents necessary to secure specific stop-loss reinsurance from HM Insurance Group for the City's healthcare benefit plan for 2025

Approved

The City's health benefits consultant and staff recommend entering into an agreement with HM Insurance Group for specific stop-loss coverage for the

self-funded employee health care plan for 2025. The 2025 annual estimated premium is \$1,635,480 based on 440 employees.

8. Resolution providing notice and calling for a public hearing to appear and show cause why the fire damaged structure at 19430 W. 87th Lane should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure

[Resolution 2024-070](#)

A fire occurred at 19430 W. 87th Lane on October 9, 2024, resulting in substantial damage to the structure. The proposed resolution sets a public hearing for December 17, 2024, should fire damage repairs not commence in a manner acceptable to the Building Codes Administrator prior to that date.

9. Consideration of resolutions associated with the Vista Village development

- a. Resolution authorizing the partial assignment and amendment of Resolution 2022-052 relating to the intent to issue up \$32.5 million in industrial revenue bonds (IRBs) for LUXE, LLC

[Resolution 2024-071](#)

- b. Resolution of intent to issue up to \$2.5 million in IRBs for Central Trust Bank to finance, equip, and construct a 4,250 square foot office development

[Resolution 2024-072](#)

The City received an application from Central Trust Bank requesting issuance of up to \$2.5 million in industrial revenue bonds (IRBs) to finance a portion of the construction of a 4,250 square foot office building ("Project") to be located in the Vista Village development at the southeast corner of Prairie Star Parkway & Ridgeview Road. The IRBs are requested to allow the applicant to take advantage of the sales tax exemption on construction materials. Financing for the Project was originally approved by Resolution 2022-052 ("Original Resolution") approving \$32.5 million in IRBs for the adjacent Villas at Vista Village project. A portion of the Original Resolution will now be assigned to the Project and the \$32.5 million in IRBs will be reduced to \$30 million.

END OF CONSENT AGENDA

[Items 1-9 Approved](#)

**BOARD
RECOMMENDATIONS**

10. Ordinance approving a three-year special use permit for a personal instruction, general use for Shoot 360 located at 17255 College Boulevard in the BP-2, Planned Manufacturing District

[Ordinance 6006](#)

The applicant proposes to operate an indoor youth basketball training facility, classified as a personal instruction, general use within the BP-2 District, which requires a special use permit.

11. Ordinance approving a three-year special use permit for a daycare, general use for Adventure Awaits located at 8132 Twilight Lane in the R-1, Residential Single-Family Zoning District

[Ordinance 6007](#)

The applicant proposes to operate an in-home daycare for up to 12 children, classified as a daycare, general use, within the R-1 District, which requires a special use permit.

12. Consideration of a rezoning and preliminary plan known as Ross Canyon for a multifamily residential development on property located near 93rd Street between Mill Creek Road and Renner Boulevard

- a. Ordinance rezoning property from the AG, Agricultural and R-1, Single-Family Residential Districts to the RP-3, Planned Residential Medium-Density and RP-4, Planned Residential High-Density Districts

[Ordinance 6008](#)

- b. Approval of a companion preliminary plan for Ross Canyon

[Approved](#)

The applicant requests approval of a preliminary plan for a multifamily residential development containing 374 apartments and 90 townhomes.

13. Consideration of a preliminary plan/plat and acceptance of drainage, utility, landscape, and sidewalk easements and right-of-way as shown on the final plat of Wheatley Point West on property located at the northwest corner of 99th Street & Clare Road

- a. Approval of a preliminary plan for a duplex residential development known as Wheatley Point West

[Approved](#)

- b. Acceptance of drainage, utility, landscape and sidewalk easements and right-of-way as shown on Wheatley Point West final plat

[Approved](#)

The applicant proposes to construct a duplex development at the northwest corner of 99th Street and Clare Road. The proposal includes a preliminary plan for 22 dwelling units and a final plat for 11 lots, three tracts, and dedications of right-of-way on 9.5 acres.

NEW BUSINESS

14. Approval of an agreement with Finkle-Williams, Inc. for architectural and

engineering services for the Lenexa Fire Station #6 and LiveWell Health Center Project

Approved

Following an extensive Request for Qualifications process, City staff recommends Finkle-Williams, Inc. be awarded the design and architectural services contract for the Lenexa Fire Station #6 and LiveWell Health Center Project for a fixed fee of \$485,580.

**COUNCILMEMBER
REPORTS**

STAFF REPORTS

END OF RECORDED SESSION

**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.

Pat Thomas
Gaylene Van Horn

ADJOURN

8:35 PM