



1. **CALL TO ORDER**

2. **BEGIN TELEVISED SESSION – 7:00 P. M.**

3. **PLEDGE OF ALLEGIANCE**

4. **SPECIAL BUSINESS**

- A. Proclamation recognizing November as Native American Heritage Month.

Staff Contact: Liz Ruback

Attachments: [11-21-23 Native American proclamation](#)

- B. Proclamation recognizing November 25, 2023 as Small Business Saturday.

Staff Contact: Liz Ruback

Attachments: [11-21-23 Small Business Saturday proclamation](#)

- C. Report from the Street Maintenance Sales Tax (SMST) Financial Oversight Committee on the 2022 activities.

Staff Contact: Jamie Robichaud and John Page

Attachments: [2022 SMST Annual Report](#)

5. **CONSENT AGENDA**

The items listed below are considered to be routine by the City Council and may be approved in one motion. These may include items that have been reviewed by the City Council in a prior planning session. There will be no separate discussion unless a council member requests that an item be removed from the consent agenda and considered separately.

- A. Consideration of approval of the City Council meeting minutes of November 7, 2023.

Staff Contact: Eric Strimple

Attachments: [A. 11-07-2023 Council Minutes](#)

- B.** Consideration of a renewal drinking establishment application.
Staff Contact: Eric Strimple
- C.** Consideration of cereal malt beverage applications for calendar year 2024.
Staff Contact: Eric Strimple
- D.** Consideration of business expense statement for the City Manager, Michael Wilkes to attend the Alliance for Innovation conference in Milwaukee, Wisconsin, November 3-5.
Staff Contact: Cathy Marks
Attachments: [BES Michael Milwaukee](#)
- E.** Consideration of Workers' Compensation Third Party Administration Services effective January 1, 2024.
Staff Contact: Erin Vader
Attachments: [Thomas McGee WC TPA PSA 10-09-2023](#)
- F.** Consideration of contract with Cigna to provide stop loss insurance for the self-funded City health and prescription program.
Staff Contact: Erin Vader
Attachments: [Summary of Marketing Results](#)
[Cigna Agreement](#)
- G.** Consideration and acceptance of bid from NorthStar Utilities Solutions, the current utility billing CIS vendor, to migrate our on-premise hosting to cloud-based hosting.
Staff Contact: Erin Vader, Ronni Decker, Barrett Baumgartner and Jillian Foster
Attachments: [A. Statement of Work](#)
- H.** Request for the acceptance of the dedication of land for public easements and public street right-of-way for a final plat of I-35 Logistics Park, Seventh Plat (FP23-0026), containing one (1) lot and two (2) tracts on approximately 57.12 acres, located northwest of 159th Street and Green Street. Planning Commission approved the plat 8 to 0.
Staff Contact: Jamie Robichaud and Emily Carrillo
Attachments: [A. Planning Commission Packet](#)
[B. Planning Commission Minutes](#)

- I. Request for the acceptance of the dedication of land for public easements and right-of-way for a final plat of United Industrial Park, Third Plat (FP23-0028) containing one (1) lot on approximately 11.84 acres; located at 400-500 N. Rogers Road. Planning Commission approved the plat 8-0.
Staff Contact: Jamie Robichaud and Andrea Fair

Attachments: [A. Planning Commission Packet](#)
[B. Planning Commission Minutes](#)
- J. Consideration of Consent Calendar.
Staff Contact: Mary Jaeger and Nate Baldwin

Attachments: [A. Consent Calendar](#)
[B. Change Orders](#)
- K. Consideration of Engineer's Estimate, acceptance of bids and award of contract to Crossland Heavy Contractors, Inc. for construction of the Black Bob Pump Station Site and Piping Improvements Project, PN 5-RF-001-22.
Staff Contact: Mary Jaeger and Nate Baldwin

Attachments: [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Construction Agreement](#)
[D. Engineer's Estimate and Affidavit of Cost](#)
- L. Consideration of Resolution 23-1071 authorizing additional funds for the Sunset and Ridgeview Intersection Improvements, PN 3-C-013-20.
Staff Contact: Mary Jaeger and Nate Baldwin

Attachments: [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Resolution](#)

- M.** Consideration of Engineer's Estimate, acceptance of bids and award of contract to Gunter Construction Company for construction of the Sunset and Ridgeview Intersection Improvements Project, PN 3-C-013-20.

Staff Contact: Mary Jaeger and Nate Baldwin

Attachments: [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Construction Agreement](#)
[D. Engineer's Estimate and Affidavit of Estimate](#)

- N.** Consideration of Resolution No. 23-1072 authorizing the Fire Station No. 9 project, PN 6-C-013-23, and amending Resolution 23-1028.

Staff Contact: Jeff DeGraffenreid, Mary Jaeger and Jeff Blakeman

Attachments: [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Resolution](#)

- O.** Consideration of an Agreement with Finkle + Williams, Inc. for design services for the Fire Station No. 9 project, PN 6-C-013-23.

Staff Contact: Jeff DeGraffenreid, Mary Jaeger and Jeff Blakeman

Attachments: [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Agreement](#)

- P.** Consideration of an Agreement with J.E. Dunn Construction Company for construction management services for the Fire Station No. 9 project, PN 6-C-013-23.

Staff Contact: Jeff DeGraffenreid, Mary Jaeger and Jeff Blakeman

Attachments: [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Agreement](#)

- Q.** Consideration of Resolution No. 23-1073 authorizing the Fire Station No. 1 project, PN 6-C-016-24.
Staff Contact: Jeff DeGraffenreid, Mary Jaeger and Jeff Blakeman
Attachments: [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Resolution](#)
- R.** Consideration of an Agreement with Finkle + Williams, Inc. for design services for the Fire Station No. 1 project, PN 6-C-016-24.
Staff Contact: Jeff DeGraffenreid, Mary Jaeger and Jeff Blakeman
Attachments: [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Agreement](#)
- S.** Consideration of an Agreement with Centric Projects, LLC for construction management services for the Fire Station No. 1 project, PN 6-C-016-24.
Staff Contact: Jeff DeGraffenreid, Mary Jaeger and Jeff Blakeman
Attachments: [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Agreement](#)
- T.** Consideration of an Agreement with Johnson County for funding the construction of the 2023 Storm System Rehabilitation Improvements Project (Watershed 2), PN 2-R-005-23.
Staff Contact: Mary Jaeger and Nate Baldwin
Attachments: [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Agreement](#)
- U.** Consideration of an Agreement with Johnson County for funding the construction of the 2023 Storm System Rehabilitation Improvements Project (Watershed 6), PN 2-R-006-23.
Staff Contact: Mary Jaeger and Nate Baldwin
Attachments: [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Agreement](#)

- V. Consideration of award of contract to Phoenix Concrete for concrete installation and repair services for various City Departments/Divisions.
Staff Contact: Mary Jaeger and Robert Rives
Attachments: [A. Agreement](#)
- W. Consideration of award of contract to Insko Industries for painting services.
Staff Contact: Mary Jaeger and Robert Rives
Attachments: [A. Agreement](#)
- X. Consideration of award of contract to Labworks LLC for the purchase of a Laboratory Information Management System for the Environmental Services Division of Infrastructure.
Staff Contact: Mary Jaeger and Michelle Probasco
Attachments: [A. Agreement](#)
- Y. Consideration of contract with Alliance Workforce and Sovereign Staffing for temporary staffing services.
Staff Contact: Mary Jaeger and Beth Wright
Attachments: [A. Contract - Alliance Workforce](#)
[B. Contract - Sovereign Staffing](#)
[C. CER/SS](#)
- Z. Consideration of a Sidewalk Construction and Reimbursement Agreement with Lanesra Battle Creek, LLC.
Staff Contact: Mary Jaeger and Nate Baldwin
Attachments: [A. Agreement](#)
- AA. Consideration of bid and award of project to Mayer Specialty Services, LLC for CMP Pipe Lining Project, PN 2-R-007-23.
Staff Contact: Mary Jaeger and Nate Baldwin
Attachments: [A. Project Location Map](#)
[B. Mayer Quote](#)
[C. Competition Exception Report](#)

- BB.** Consideration of purchase of Casco fire boots and approval of contract with Casco.
Staff Contact: Jeff DeGraffenreid and Joshua Parrish
Attachments: [A. Contract](#)
[B. CER](#)
- CC.** Acceptance of bid and consideration of award of contract to SVI Trucks, for the purchase of one Squad for the fire department.
Staff Contact: Jeff DeGraffenreid
Attachments: [A. Contract](#)
- DD.** Acceptance of bid and consideration of award of purchase to CCG Safety Gear LLC. for the purchase of Ballistic Body Armor.
Staff Contact: Jeff DeGraffenreid
Attachments: [A - Quote CCG Safety Gear](#)
[B. OPD Contract 164721](#)
- EE.** Acceptance of bid and consideration of award of purchase to Ka-Comm, Inc. for the purchase of Harris portable radios.
Staff Contact: Jeff DeGraffenreid
Attachments: [A. Quote, Est 28003 OlatheFD-XL185P](#)
[B. KA-Comm - Harris Radios - 18-0092 - Agreement](#)
- FF.** Consideration of award of contract to Rogue Fitness for the purchase of fitness equipment for the Police Department.
Staff Contact: Mike Butaud
Attachments: [A. Rogue Fitness Quote](#)
[B. PowerLift Fitness Equip Quote](#)
[C. Sorinex Fitness Equip Quote](#)
[D. Rogue Fitness CER](#)
[E. Rogue Fitness - Sole Source](#)

6. NEW BUSINESS

- A.** Consideration of Ordinance No. 23-30 authorizing issuance of the City's taxable industrial revenue bonds in an amount not to exceed \$13,575,000 for the construction of a 140,490 square foot industrial facility at the northeast corner of 159th Street and Lone Elm Road.

Staff Contact: Jamie Robichaud and John Page

Attachments: [A: Resolution No. 22-1088](#)
[B: Ordinance No. 23-30](#)

Action needed: Consider a motion to approve or deny.

- B.** Consideration of Ordinance No. 23-31 (ANX23-0002) requesting approval to annex approximately 95.63 acres, located northwest of 167th Street and I-35, into the corporate boundaries of the City of Olathe.

Staff Contact: Jamie Robichaud, Jessica Schuller, Ron Shaver and Mike Butaud

Attachments: [A. Petition for Annexation](#)
[B. Map of Subject Property](#)
[C. Ordinance No.23-31](#)

Action needed: Consider a motion to approve or deny.

- C.** Consideration of Ordinance No. 23-32 (VAC23-0002), requesting approval to vacate a public utility easement; located at 685 N. Rawhide Drive. Planning Commission recommended approval 7-0.

Staff Contact: Jamie Robichaud and Andrea Fair

Attachments: [A. Planning Commission Packet](#)
[B. Planning Commission Minutes](#)
[C. Ordinance No.23-32](#)

Action needed: Consider a motion to approve or deny.

- D. Consideration of Ordinance No. 23-33 (VAC23-0003), Vacation of a Portion of Existing Right-of-Way, located Southeast of Old Highway 56 and Enterprise Street. Planning Commission recommended approval 8-0.

Staff Contact: Jamie Robichaud and Andrea Fair

Attachments: [A. Planning Commission Packet](#)
[B. Planning Commission Minutes](#)
[C. Ordinance No.23-33](#)

Action needed: Consider a motion to approve or deny.

- E. Consideration of Ordinance No. 23-34 (RZ23-0007), requesting approval of a rezoning from the C-2 (Community Center) District to the D (Downtown Core) District and the D (Mixed Use) District in Downtown Olathe. Planning Commission recommended approval 7 to 0.

Staff Contact: Jamie Robichaud and Emily Carrillo

Attachments: [A. Planning Commission Packet](#)
[B. Planning Commission Minutes](#)
[D. Ordinance No.23-34](#)

Action needed: Consider a motion to approve (4 positive votes), deny (5 positive votes required), or return to the Planning Commission.

- F. Consideration of Ordinance No. 23-35 (RZ23-0004), requesting approval of a rezoning from the MP-2 (Planned General Industrial) District to the R-4 (Residential Medium-Density Multifamily) District and a preliminary site development plan for the K7 & College Multifamily Development on approximately 30.06 acres; located northeast of College Boulevard and K-7 Highway. Planning Commission's motion to approve the rezoning failed 4 to 4.

Staff Contact: Jamie Robichaud and Kim Hollingsworth

Attachments: [A. Planning Commission Packet](#)
[B. Planning Commission Minutes](#)
[C. Public Correspondence](#)
[D. Revised Preliminary Site Development Plans](#)
[E. Ordinance No.23-35](#)

Action needed: Consider a motion to approve (5 positive votes), deny (4 positive votes required), or return to the Planning Commission.

7. NEW CITY COUNCIL BUSINESS

8. END OF TELEVISED SESSION**9. GENERAL ISSUES AND CONCERNS OF CITIZENS**

Persons wanting to speak regarding a general concern must sign up no later than 30 minutes prior to the beginning of the City Council meeting. A person may sign up by notifying the City Clerk by calling 913-971-8521, emailing CCO@Olatheks.gov or in person at City Hall. The Council has allocated up to 3 minutes per speaker, and up to 30 minutes total for this portion of the meeting.

10. CONVENE FOR PLANNING SESSION

If report items are present, they have been prepared for informational purposes and will be accepted as presented. There will be no separate discussion unless a Councilmember requests that a report be removed and considered separately.

A. REPORTS

1. Report on a request by 127 Land Investors, LLC for issuance of industrial revenue bonds for the construction of a mixed-use development with approximately 84 dwelling units and 7,000 square feet of commercial space and related amenities on 2.81 acres at the southwest corner of 127th Street and Black Bob Road.

Staff Contact: Jamie Robichaud and John Page

Attachments: [A. Executive Summary](#)
[B. Application](#)
[C. Firm Data Sheet](#)
[D. Project Cost Benefit Analysis](#)
[E. Site Aerial](#)

2. Report on proposed Amendment to existing Transfer Station Agreement.

Staff Contact: Mary Jaeger and Beth Wright

B. DISCUSSION ITEMS

1. Discussion regarding a proposed Real Estate Contract and Development Agreement with K-State Olathe Innovation Campus, Inc., and VTRE Development, LLC.

Staff Contact: Ron Shaver

Attachments: [A: KOIC & VTRE Real Estate Contract & Development Agreement](#)

2. Economic Incentive Policies Review**Staff Contact:** Jamie Robichaud and John Page**Attachments:** [A. Summary of Proposed Changes](#)
[B. Draft Policy F-5 Industrial Revenue Bond and Property Tax Abatement](#)
[C. Draft Policy F-7 Tax Increment Financing](#)
[D. Draft Policy PI-5 Public Improvements - Benefit Districts](#)
[E. Draft Policy F-9 Community Improvement District](#)
[F. Letter From EDC](#)**3. Fire Focus Area Update.****Staff Contact:** Jeff DeGraffenreid**11. ADDITIONAL ITEMS****12. ADJOURNMENT**

The City of Olathe offers public meeting accommodations. Olathe City Hall is wheelchair accessible. Assistive listening devices as well as iPads with closed captioning are available at each meeting. To request an ASL interpreter, or other accommodations, please contact the City Clerk's office at 913-971-8521. Two (2) business days notice is required to ensure availability.