

AGENDA

OLATHE CITY COUNCIL

REGULAR SESSION

COUNCIL CHAMBER

100 EAST SANTA FE

Tuesday, December 19, 2017

6:00 p.m.

1. CALL TO ORDER

2. EXECUTIVE SESSION – 6:00 P. M.

Consideration of motion to recess into an executive session under the real property acquisition and to discuss matters deemed privileged in the attorney/client relationship exception to the Kansas Open Meetings Law to discuss the following items:

- A. Acquisition of property for the 2018 Lone Elm Road Arterial Mill and Overlay Project, PN 3-P-002-18. (Ron Shaver/Celia Duran)
- B. Acquisition of property in Downtown Olathe. (Ron Shaver/Chris Grunewald/Michael Meadors)
- C. Discuss matters deemed privileged in an attorney-client relationship pertaining to a development agreement. (Ron Shaver)
- D. Acquisition of property for the Santa Fe and Ridgeview Geometric Improvements Project (PN-3-C-083-15). (Ron Shaver/Celia Duran)

3. RECONVENE FROM EXECUTIVE SESSION

4. BEGIN TELEVISED SESSION – 7:00 P. M.

5. PLEDGE OF ALLEGIANCE

6. PUBLIC HEARING

- A. Consideration of a Public Hearing regarding a request by KH Jensen (on behalf of Sun Life Assurance Company of Canada) for issuance of industrial revenue bonds and tax abatement for the construction of a 550,000 square foot light industrial facility on a 53± acre parcel located west of Old 56 Highway at 155th Street in the I-35 Logistics Park. (Dianna Wright/Emily Vincent)

7. CONSENT AGENDA

The items listed below are considered to be routine by the City Council and may be approved in one motion. There will be no separate discussion unless a Councilmember requests that an item be removed from the consent agenda and considered separately.

- A. Consideration of Council meeting minutes of December 5, 2017. (Dianna Wright/David Bryant)
- B. Consideration of cereal malt beverage license applications for calendar year 2018. (Dianna Wright/David Bryant)
- C. Consideration of a new cereal malt beverage license application for 2018. (Dianna Wright/David Bryant)
- D. Consideration of drinking establishment license applications for Jumpin Catfish and Pie Five Pizza. (Dianna Wright/David Bryant)
- E. Consideration of Resolution No. 17-1085 expressing the intent to issue industrial revenue bonds on behalf of Blackbob KC Self Storage, LTD near 134th Place and west of Black Bob Road (Sales Tax Exemption only). (Dianna Wright/Emily Vincent)
- F. Consideration of Resolution No. 17-1086 adopting the City's Industrial Revenue Bond and Tax Abatement Policy. (Dianna Wright/Emily Vincent)
- G. Consideration of Resolution No. 17-1087 adopting the City's Tax Increment Financing Policy. (Dianna Wright/Emily Vincent)
- H. Consideration of Resolution No. 17-1088 adopting the City's Community Improvement District Policy. (Dianna Wright/Emily Vincent)
- I. Consideration of Resolution No. 17-1089 adopting the City's Transportation Development District Policy. (Dianna Wright/Emily Vincent)
- J. Consideration of authorization for Mayor Copeland, Council Members and City Manager to attend National League of Cities Congressional Conference in Washington, DC, March 11-14, 2018. (Brenda Long)

- K. Consideration of an Interlocal Agreement with the Eastern Kansas Multi-County Task Force for reciprocal fire investigation assistance. (Jeff DeGraffenreid/Mark Wassom)
- L. Consideration of a request for the acceptance of the dedication of land for public easement and right-of-way for a final plat for Prairie Farms XII (P-17-061), including 35 single family lots and one tract on 10.3± acres; located in the vicinity of Park Street and Singletree Street.
Owner/Applicant: Todd Bleakley - Prairie Center Development, LLC.
Engineer: Jim Long - Allenbrand-Drews & Associates, Inc. *Planning Commission recommends approval 5-0.* (Aimee Nassif/Sean Pendley)
- M. Consideration of a request for the acceptance of the dedication of land for public easement and right of way for a final plat for Oak Run, 8th Plat (P-17-062) for 56 lots on 15.3± acres; located in the vicinity of 148th Terrace and Red Bird Street. Owner/Applicant: Daniel Groves - Oak Run Olathe, LLC Engineer: Todd Allenbrand - Payne & Brockway, P.A. *Planning Commission recommends approval 5-0.* (Aimee Nassif/Zach Moore)
- N. Consideration approving the vacation of land dedicated for public easements and public parkland on a final plat, (P-17-073) for Estates of Forest View, 6th Plat consisting of one (1) residential lot and zero (0) common tracts on 0.54± acres; located just west of the intersection of W. 124th Street and S. Hastings Street. Owner/Applicant: Tom Langhofer – 119/7 Roadside Partners, LLC.
Engineer: Todd Allenbrand – Payne & Brockway, P.A. *Planning Commission recommends approval 5-0.* (Aimee Nassif/Zach Moore)
- O. Consideration of an Annexation Policy Resolution No. 17-1090 adopting an annexation policy. (Aimee Nassif/Dan Fernandez)
- P. Consideration of the Consent Calendar. (Mary Jaeger/Celia Duran)
- Q. Consideration of a Professional Services Agreement with Burns & McDonnell Engineering Company, Inc. for design of the Lift Station Replacements Project, PN 1-C-020-15. (Mary Jaeger/Celia Duran)
- R. Consideration of Supplemental Agreement No. 1 with Black and Veatch Corporation for design of the Water Treatment Plant 2: Alternative Disinfection Project, PN 5-C-004-16. (Mary Jaeger/Celia Duran)
- S. Consideration of a Professional Services Agreement with RLC, LLC dba Renaissance Infrastructure Consulting for design of the Lindenwood Road, 163rd to 167th, Benefit District Project, PN 3-B-078-17. (Mary Jaeger/Celia Duran)
- T. Consideration of two (2) Real Estate Contracts for the purchase of property for the Brougham Drive Regional Detention Basin Project, PN 2-C-002-16, authorizing the Mayor to sign the Real Estate Contracts, and further authorizing the Mayor or designee to execute the closing documents. (Mary Jaeger/Celia Duran)

- U. Consideration of Resolution No. 17-1091 approving to consent the enlargement of Consolidated Main Sewer District (Cedar Ridge Reserve). (Mary Jaeger/Celia Duran)
- V. Consideration of renewal of contract with Dr. Amber D. Andrews, DVM for veterinarian services at the Olathe Animal Shelter. (Steven Menke/Stephanie Creed)
- W. Consideration of award of contract to Pyramid Excavation & Construction, Inc. for installation of a finished water vault at Water Treatment Plant #2. (Mary Jaeger/Stephanie Creed)
- X. Acceptance of bid and consideration of award of contract to Hackney Emergency Vehicles, Inc. for the purchase of one (1) Hackney fire apparatus squad truck for the Fire Department. (Jeff DeGraffenreid/Stephanie Creed)
- Y. Consideration of renewal of contract with Toshiba Business Solutions for copier and printer maintenance services and supplies and the purchase of eleven (11) replacement copier/printer/scanning devices for the City. (Dianna Wright/Stephanie Creed)
- Z. Consideration of renewal of contract with Optimizon for print management services. (Dianna Wright/Stephanie Creed)
- AA. Acceptance of bid and consideration of award of contracts to Terracon Consultants Inc., and Professional Service Industries, Inc. for geotechnical and testing services for the Public Works Department. (Mary Jaeger/Stephanie Creed)
- BB. Consideration of authorization and execution of purchase agreement between Cartegraph Systems, LLC and the City of Olathe for implementation of Cartegraph Operations Management System (OMS)© software as a service. (Mary Jaeger/Alan Shorthouse)
- CC. Consideration of award of contract to Instructure-Bridge for the purchase and implementation of Learning Management System software. (Lee Bramlett/Stephanie Creed)

8. NEW BUSINESS – PUBLIC WORKS

- A. Consideration of Ordinance No. 17-71, (RZ-17-014), requesting approval of a rezoning from County Rural to R-1, Single-family District and preliminary development plan for Boulder Ridge on 102.59 ± acres; located in the vicinity of 175th Street and South Ridgeview Road. Owner/Applicant: Daniel M. Knight-Day3 Development, LLC. Engineer: Mark Breuer, P.E.-Schlagel & Associates, P.A. *Planning Commission recommends approval 5-0* (Aimee Nassif/Dan Fernandez)

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

- B. Consideration of Ordinance No.17-72, (RZ-17-015), requesting approval of a rezoning from County Rural to R-2, Two-family District and preliminary development plan for Boulder Ridge on 32.08 ± acres; located in the vicinity of 175th Street and Ridgeview Road. Owner/Applicant: Daniel M. Knight-Day3 Development, LLC. Engineer: Mark Breuer, P.E.-Schlagel & Associates, P.A. *Planning Commission recommends approval 5-0.* (Aimee Nassif/Dan Fernandez)

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

- C. Consideration of Resolution No.17-1092 defining the boundary of the City of Olathe as of December 31, 2017 (Aimee Nassif/Dan Fernandez)

Action needed: Consider motion approve or deny.

- D. Consideration of Ordinance No. 17-73 amending Section 13.08.030 of the Olathe Municipal Code regarding Monthly Wastewater Charge-Determination of Flow. (Mary Jaeger/Adam Shorthouse)

Action needed: Consider motion approve or deny.

- E. Consideration of a Professional Services Agreement with George Butler Associates, Inc. for a Master Plan for the Lake and Dam Restoration Project, PN 2-C-002-17. (Mary Jaeger/Celia Duran)

Action needed: Consider motion approve or deny.

9. **NEW BUSINESS – ADMINISTRATION**

- A. Consideration of Ordinance No. 17-74 and Ordinance No. 17-75 for amendments to the Olathe Municipal Code regarding the City's Automatic Fire Alarm Systems Ordinance and Automatic Alarm Systems Ordinance. (Dianna Wright/Emily Vincent)

Action needed: Consider motion to approve or deny.

- B. Consideration of Ordinance No. 17-76 authorizing the issuance of taxable industrial revenue bonds, Series 2017, not to exceed \$2,000,000 to provide funds for acquiring, purchasing, constructing, installing, and equipping a commercial project, consisting of a 11,153 sq. ft. commercial warehouse for William R. Miller, LLC Project to be located at approximately 15520 S. Mahaffie Street. (Ron Shaver/Dianna Wright/Emily Vincent)

Action needed: Consider motion to approve or deny.

- C. Resolution No. 17-1093 authorizing various improvements to the water and sewer system of the City and setting forth the intent to issue water and sewer revenue bonds for the purpose of paying the costs of the projects. (Dianna Wright/Amy Tharnish/Mary Jaeger)

Action needed: Consider motion to approve or deny.

- D. Consideration of Ordinance No. 17-77 O.M.C. Chapter 2.82.130, concerning public art fund rules, regulations and procedures, and the duties of the director of Parks and Recreation. (Ron Shaver/Michael Meadors)

Action needed: Consider motion to approve or deny.

10. NEW CITY COUNCIL BUSINESS

11. END OF TELEVISED SESSION

12. GENERAL ISSUES AND CONCERNS OF CITIZENS

13. CONVENE FOR PLANNING SESSION

Reports are 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. DISCUSSION

- 1. Discussion for acceptance of exterior design with review of associated budget to accomplish the Centennial Building Tenant Finish, Project 6-C-031-17. (Michael Meadors/Bob Reynolds) **(15 mins)**

14. EXECUTIVE SESSION

Consideration of motion to recess into an executive session under the non-elected personnel exception to the Kansas Open Meetings Law to discuss the following item.

- A. Evaluation of the City Manager. (City Council)

15. RECONVENE FROM EXECUTIVE SESSION

16. ADDITIONAL ITEMS

17. ADJOURNMENT