



1. CALL TO ORDER

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

3. PLEDGE OF ALLEGIANCE

4. SPECIAL BUSINESS

A. Consideration of Resolution No. 19-1068 reappointing members to the Board of Code Review.

Staff Contact: Liz Ruback

B. Recognition of Mike Rinke and Sandy Feeney with Service Awards.

Staff Contact: Liz Ruback

C. Recognition of 2019-2020 Teen Council Members.

Staff Contact: Liz Ruback

5. PUBLIC HEARINGS

A. Consideration of a Public Hearing on a request by K/H Jensen (on behalf of Sun Life Assurance Company of Canada) for issuance of industrial revenue bonds and tax phase in for the construction of a 600,000 sq. ft. light industrial facility located on a 36+/- acre parcel west of Old 56 Highway at 155th St. in the I-35 Logistics Park (Building D). The applicant is applying under master resolution 08-1068.

Staff Contact: Dianna Wright and Emily Vincent

Action Needed: Consider motion to close hearing.

6. 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 Councilmember 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 19, 2019.

Staff Contact: Dianna Wright and David Bryant

- B.** Consideration of drinking establishment renewal applications for 54th Street Grill, located at 14750 S. Harrison Street, Chili's Grill & Bar, located at 14920 S. Harrison Street, and Jumpin' Catfish, located at 1861 S. Ridgeview Road.
Staff Contact: Dianna Wright and Brenda Long
- C.** Consideration of a cereal malt beverage license application for calendar year 2019.
Staff Contact: Dianna Wright and Brenda Long
- D.** Consideration of cereal malt beverage license applications for calendar year 2020.
Staff Contact: Dianna Wright and Brenda Long
- E.** Consideration of Resolution No. 19-1069 adopting the Tax Increment Financing (TIF) Policy.
Staff Contact: Dianna Wright, Ron Shaver and Emily Vincent
- F.** Consideration of Resolution No. 19-1070 adopting the Transportation Development District (TDD) Policy.
Staff Contact: Dianna Wright, Ron Shaver and Emily Vincent
- G.** Consideration of Resolution No. 19-1071 adopting the Industrial Revenue Bond and Tax Abatement (IRB) Policy.
Staff Contact: Dianna Wright, Ron Shaver and Emily Vincent
- H.** Consideration of Resolution No. 19-1072 adopting the Community Improvement District Policy.
Staff Contact: Dianna Wright, Ron Shaver and Emily Vincent
- I.** Consideration of Resolution No. 19-1073 assigning the lease agreement and related bond documents by Opus Development Company, LLC in connection with \$16,524,000 in industrial revenue bonds to STAG Industrial Holdings, LLC.
Staff Contact: Dianna Wright and Emily Vincent
- J.** Consideration of business expense statements for Mayor Copeland and City Manager, Michael Wilkes, for expenses incurred to attend the National League of Cities City Summit in San Antonio, TX, November 19 - 24, 2019.
Staff Contact: Kim Delana
- K.** Consideration of Resolution No. 19-1074 and promulgation of the Region L Multi-Jurisdictional Hazard Mitigation Plan.
Staff Contact: Jeff DeGraffenreid

- L. Consideration of Resolution No. 19-1075, PLN19-0002, requesting the City's consent to the enlargement of the Consolidated Main Sewer District (10525 S. Quail Ridge Drive).
Staff Contact: Aimee Nassif and Zach Moore
- M. Consideration of Resolution No. 19-1076, PLN19-0003, requesting the City's consent to the enlargement of the Consolidated Main Sewer District (Willow Crossing 4th Plat).
Staff Contact: Aimee Nassif and Zach Moore
- N. Consideration of Consent Calendar.
Staff Contact: Mary Jaeger and Beth Wright
- O. Consideration of a Relocation and Reimbursement Agreement with ATMOS Energy Corporation for the Santa Fe Street and Ridgeview Road Geometric Improvements Project, PN 3-C-083-15.
Staff Contact: Mary Jaeger and Beth Wright
- P. Consideration of Supplemental Agreement No. 3 with Black & Veatch Corporation for construction phase services for the Water Treatment Plant 2: Alternative Disinfection Project, PN 5-C-004-16.
Staff Contact: Mary Jaeger and Beth Wright
- Q. Consideration of an Agreement between the City of Olathe, Kansas and the Board of County Commissioners of Johnson County, Kansas, for the funding of the Brougham Drive Regional Detention Basin Project, PN 2-C-002-16.
Staff Contact: Mary Jaeger and Beth Wright
- R. Acceptance of bid and consideration of award of contract to TMC Furniture for LearnPLAY furniture for the new Indian Creek Library.
Staff Contact: Emily Baker and Amy Tharnish
- S. Acceptance of bid and consideration of award of contracts to Indigo Design, Inc., Landworks Studio, LLC., and Stantec Consulting Services, Inc. for On-Call Landscape Architects for Park Planning and Design Services.
Staff Contact: Michael Meadors and Amy Tharnish

7. NEW BUSINESS-PUBLIC WORKS

- A. Consideration of an Agreement with WHP for design, fabrication, and installation of a Fire Training Tower for the Fire Training Center Improvements Project, PN 6-C-004-13.
Staff Contact: Mary Jaeger and Beth Wright

Action Needed: Consider a motion to approve or deny.

- B.** Consideration of Ordinance No. 19-74, UDO19-0005: Requesting approval regarding amendments to Chapters 18.30, 18.50, and 18.90 of the Unified Development Ordinance. Planning Commission recommends approval 8-0.

Staff Contact: Aimee Nassif and Zach Moore

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

- C.** Consideration of RZ19-0011, requesting approval of a zoning amendment for the Planned District (PD), Archer Subdivision (specifically Tommy's Express Car Wash) on 1.04± acres located at 225 S. Parker Street. Planning Commission recommends denial 6 to 0.

Staff Contact: Aimee Nassif and Kim Hollingsworth

Action Needed: Motion to concur and deny (4 positive votes), approve the zoning application (5 positive votes required), or return to Planning Commission.

- D.** Consideration of Ordinance No. 19-50, RZ19-0006, requesting approval for a rezoning from CTY PEC-3 and M-2 to C-3 and preliminary development plan for Builders Stone on 17.35± acres; located west of Kansas City Road and north of 119th Street.

Staff Contact: Aimee Nassif and Zach Moore

Action Needed: Motion to concur and deny (4 positive votes), approve the zoning application (5 positive votes required), or return to Planning Commission.

- E.** Consideration of Ordinance No. 19-75, RZ19-0021: Request approval for a rezoning from C-2 District to D (Downtown) District, preliminary site development plan for Chestnut South containing 1 lot on 1.82± acres; located on the southeast corner of E Park Street and N Chestnut Street. Planning Commission recommends approval 9 to 0.

Staff Contact: Aimee Nassif and Emily Carrillo

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

- F.** Consideration of Ordinance No. 19-76, RZ19-0020, requesting approval for a rezoning from C-2 to D (Downtown, Core) District and preliminary site development plan for Chestnut North containing 1 lot on 1.04± acres; located at the southwest corner of Santa Fe and Chestnut Street. Planning Commission recommends approval 9-0 at the Public Hearing held October 28, 2019.

Staff Contact: Aimee Nassif and Emily Carrillo

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

8. NEW BUSINESS-ADMINISTRATION

- A.** Consideration of Ordinance No. 19-77 adding Chapter 2.43 to the Olathe Municipal Code pertaining to Unlawful Discrimination.

Staff Contact: Ron Shaver

Action Needed: Consider a motion to approve or deny.

- B.** Consideration of Ordinance No. 19-78 authorizing the issuance of taxable industrial revenue bonds, Series 2019, not to exceed \$2,000,000 to Hunt Investments, LLC for the construction of a 15,000 sq. ft. office/warehouse space located on property at 579 N. Lindenwood.

Staff Contact: Dianna Wright and Emily Vincent

Action Needed: Consider a motion to approve or deny.

- C.** Consideration of Ordinance No. 19-79 authorizing the issuance of taxable industrial revenue bonds, Series 2019, not to exceed \$4,000,000 for constructing and equipping a 20,442 sq. ft. grocery store. (Aldi Inc. Project) (Sales Tax Exemption only)

Staff Contact: Dianna Wright and Emily Vincent

Action Needed: Consider a motion to approve or deny.

- D.** Consideration of Ordinance No. 19-80 amending Olathe Municipal Code Section 2.82.130 pertaining to Public Art and repealing the existing section.

Staff Contact: Dianna Wright, Ron Shaver and Emily Vincent

Action Needed: Consider a motion to approve or deny.

- E.** Consideration of an ethics complaint.

Staff Contact: Ron Shaver

Action Needed: Consider the complaint and the response in accordance with the Code of Ethics: (1) Dismiss the complaint; (2) Determine that further investigation is necessary; or (3) Take such other action as the Council deems appropriate.

9. NEW CITY COUNCIL BUSINESS**10. END OF TELEVISED SESSION****11. GENERAL ISSUES AND CONCERNS OF CITIZENS**

12. 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. REPORTS

1. Report on a request by Milhaus Properties, LLC for issuance of industrial revenue bonds and tax phase in for the construction of a mixed-use/residential redevelopment project located at the southeast corner of Park Street and Chestnut.
Staff Contact: Dianna Wright and Emily Vincent
2. Report on a request by Calukas Properties (Garrison Plumbing and Total Design Flooring Inc.) for a first phase project under a master resolution application from Grayson Enterprise, LLC for an office/warehouse project. The applicant is asking for issuance of industrial revenue bonds and tax phase in for the construction of a 20,000 sq. ft. facility located on 2.5 acres of land located at 15430 S Mahaffie Street.
Staff Contact: Dianna Wright and Emily Vincent
3. Report on a request by Eymann Development Inc. (for tenants Smith & Boucher and Navitas Engineers) for issuance of industrial revenue bonds and tax phase in for the construction of an 18,250 sq. ft. office building on a 1.2+/- acre parcel located north of 103rd Street and west of Shadow Ridge Drive in the Cedar Creek office development. The applicant is applying under master resolution 99-1013.
Staff Contact: Dianna Wright and Emily Vincent
4. Report regarding an annexation agreement with WxW, LLC and an ordinance pertaining to the annexation of approximately 59.9± acres into the corporate boundaries of the City of Olathe.
(ANX-19-0004)
Staff Contact: Aimee Nassif and Zach Moore

13. ADDITIONAL ITEMS

14. 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.