



1. **CALL TO ORDER**

2. **BEGIN LIVE STREAMED SESSION – 7:00 P. M.**

3. **PLEDGE OF ALLEGIANCE**

4. **SPECIAL BUSINESS**

- A. Consideration of Resolution No. 24-1065 appointing and reappointing members to the Persons with Disabilities Advisory Board.

Staff Contact: Liz Ruback

Attachments: [12-3-24 PDAB appointments and reappointments resolution](#)

Action needed: Consider a motion to approve or deny.

- B. Consideration of Resolution No. 24-1066 appointing and reappointing members to the Board of Code Review

Staff Contact: Liz Ruback

Attachments: [12-3-24 Code Review appointments and reappointments resolution](#)

Action needed: Consider a motion to approve or deny.

5. **PUBLIC HEARINGS**

Persons wanting to speak regarding a public hearing are asked to sign up prior to the beginning of the City Council meeting. A person may sign up by notifying the City Clerk by calling 913-971-8521 or emailing CCO@Olatheks.gov by 5:00 PM or in person at City Hall no later than 30 minutes prior to the start of the meeting. Each speaker is allowed up to 5 minutes to address the City Council.

- A.** Public Hearing and Consideration of Resolution No. 24-1067 for Business Garage Authority for \$3,200,000 for issuance of industrial revenue bonds for the construction of a 33,000 square foot garage/flex office building at 15571 S Mahaffie St.

Staff Contact: Jamie Robichaud and Kaili Stowers

Attachments: [A. Executive Summary](#)
[B. Application and Firm Data Sheet](#)
[C. Project Cost Benefit Analysis](#)
[D. Site Aerial](#)
[E. IRB Historical Cost Benefit Ratios](#)
[F. Resolution 24-1067](#)

Action needed: Consider a motion to close the public hearing.

Action needed: Consider a motion to approve or deny Resolution No. 24-1067.

- B.** Public Hearing and Consideration of Resolution No. 24-1068 on a request by PT Property LLC (Pizza 51 South) and assigns for an issuance request for industrial revenue bonds and tax phase-in resolution for a single series project. The project will entail the redevelopment of a existing 1,715 sf building and addition of 1,690 sf. The redeveloped facility will total 3,405 sf with a 880 sf patio to house Pizza 51 at 200 S. Kansas Avenue.

Staff Contact: Jamie Robichaud and Kaili Stowers

Attachments: [A. Executive Summary](#)
[B. Application](#)
[C. Firm Data Sheet](#)
[D. Cost Benefit Analysis](#)
[E. Site Aerial](#)
[F. IRB Historical Cost Benefit Ratios](#)
[G. Resolution 24-1068](#)

Action needed: Consider a motion to close the public hearing.

Action needed: Consider a motion to approve or deny Resolution No. 24-1068

- C. Public Hearing and consideration of Resolution No. 24-1069 on a request by 3rd Street Real Estate LLC (Third St Social) and assigns for an issuance request for industrial revenue bonds and tax phase-in resolution for a single series project. The project will entail the redevelopment of an existing 11,500 sf commercial building at 139 S. Kanas Avenue.

Staff Contact: Jamie Robichaud and Kaili Stowers

Attachments: [A. Executive Summary](#)
[B. Application](#)
[C. Firm Data Sheet](#)
[D. Cost Benefit Analysis](#)
[E. Aerial](#)
[F. IRB Historical Cost Benefit Ratios](#)
[G. Resolution 24-1069](#)

Action needed: Consider a motion to close the public hearing.

Action needed: Consider a motion to approve or deny Resolution No. 24-1069.

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 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 the November 19, 2024 council meeting

Staff Contact: Brenda Swearingian

Attachments: [A. 11-19-2024 Council Minutes](#)

- B. Consideration of renewal license(s) as recommended by the City Clerk.

Staff Contact: Eric Strimple

- C. Consideration of Resolution No. 24-1070 setting a date and time for a public hearing regarding the creation of a community improvement district and the levy of a community improvement district sales tax pursuant to K.S.A. 12-6a26 et seq. (3rd Street Social project) on January 7, 2025.
Staff Contact: Ron Shaver

Attachments: [A: CID Petition](#)
[B: Development Agreement](#)
[C: CID Public Hearing Resolution](#)
- D. Consideration of Resolution No. 24-1071 setting a date and time for a public hearing regarding the creation of a community improvement district and the levy of a community improvement district sales tax pursuant to K.S.A. 12-6a26 et seq. (Pizza 51 project) on January 7, 2025.
Staff Contact: Ron Shaver

Attachments: [A: CID Petition](#)
[B: Development Agreement](#)
[C: CID Public Hearing Resolution](#)
- E. Consideration of Resolution No. 24-1072 (PLN24-0005), defining the boundary of the City of Olathe as of December 31, 2024.
Staff Contact: Jamie Robichaud and Jessica Schuller

Attachments: [A. PLN24-0005 Resolution No. 24-1072](#)
[B. PLN24-0005 Boundary Map](#)
- F. Request for the acceptance of the dedication of the land for public easements for a final plat of Living Hope Church of the Nazarene, Third Plat (FP24-0031), containing two (2) lots and one (1) tract on approximately 24.75 acres, located northwest of W. 175th Street and S. Ridgeview Road. Planning Commission approved the plat 6 to 0.
Staff Contact: Jamie Robichaud and Taylor Vande Velde

Attachments: [A. Planning Commission Packet](#)
[B. Planning Commission Minutes](#)

- G.** Request for the acceptance of the dedication of the land for public easements for a final plat for Asbury 4th Plat, Replat of Tract A, Asbury Centre (FP24-0032), containing two (2) lots on approximately 1.1 acres, located on the northeast corner of W. 159th Street and S. Brentwood Street. Planning Commission approved the plat 6 to 0.
Staff Contact: Jamie Robichaud and Emily Carrillo
- Attachments:** [A. Planning Commission Packet](#)
[B. Planning Commission Minutes](#)
- H.** Consideration of PR24-0017, requesting approval of a sign package for the Heartland Coca-Cola Bottling facility on 116.83± acres; located at 17100 Hedge Lane. Planning Commission recommends approval 6 to 0.
Staff Contact: Jamie Robichaud and Lauren Winter
- Attachments:** [A. Planning Commission Packet](#)
[B. Planning Commission Minutes](#)
- I.** Consideration of Consent Calendar.
Staff Contact: Mary Jaeger and Nate Baldwin
- Attachments:** [A. Consent Calendar](#)
[B. Change Orders](#)
- J.** Consideration of an Agreement with Kaw Roofing & Sheet Metal, Inc. for roof replacement services for the City Hall Environmental Systems Renovation and Roof project, PN 6-C-016-19.
Staff Contact: Mary Jaeger and Zach Hardy
- Attachments:** [A. Project Location Map](#)
[B. Project Fact Sheet](#)
[C. Agreement](#)
- K.** Consideration of renewal of contract with Insco Industries, Inc., for pool painting and repair for Infrastructure.
Staff Contact: Mary Jaeger and Zach Hardy
- Attachments:** [A. Agreement](#)

- L. Consideration of approval of Med-Act License Agreements with Johnson County, Kansas for use of allocated space in Olathe Fire Stations 52 and 53.

Staff Contact: Jeff DeGraffenreid

Attachments: [Olathe Station 52 Agreement](#)
[Olathe Station 53 Agreement](#)

- M. Consideration of award of contract to ConvergeOne for the annual subscription renewal of VMWare.

Staff Contact: Mike Sirna and Barrett Baumgartner

Attachments: [C1 Solution Quote Report Landscape](#)

- N. Consideration of the 2025 Human Service Fund Allocation Recommendations.

Staff Contact: Mike Sirna and Emily Diehl

Attachments: [A. 2025 HSF Recommendation Report](#)

- O. Consideration of the 2025 Substance Use Continuum of Care Fund (SUF) Allocation Recommendations.

Staff Contact: Mike Sirna and Emily Diehl

Attachments: [A. 2025 SUF Recommendation Report](#)

7. NEW BUSINESS

- A. Consideration of Resolution No. 24-1073 authorizing a survey and description of land or interest to be condemned for the Black Bob Road, 153rd Terrace to 159th Street, Improvements Project, PN 3-C-041-23.

Staff Contact: Ron Shaver and Nate Baldwin

Attachments: [A: Eminent Domain Resolution](#)

Action needed: Consider a motion to approve or deny.

- B. Consideration of Ordinance No. 24-55 approving an engineer's survey and authorizing the acquisition of land for the Black Bob Road, 153rd Terrace to 159th Street, Improvements Project, PN 3-C-041-23.

Staff Contact: Ron Shaver and Nate Baldwin

Attachments: [A: Eminent Domain Ordinance](#)
[B: Parcel map](#)

Action needed: Consider a motion to approve or deny.

8. NEW CITY COUNCIL BUSINESS**9. END OF LIVE STREAMED SESSION****10. GENERAL ISSUES AND CONCERNS OF CITIZENS**

Persons wanting to speak regarding a general concern must sign up prior to the beginning of the City Council meeting. A person may sign up by notifying the City Clerk by calling 913-971-8521, or emailing CCO@Olatheks.gov by 5:00 PM or in person at City Hall until 30 minutes prior to the start of the meeting. The Council has allocated up to 3 minutes per speaker, and up to 30 minutes total for this portion of the meeting.

11. 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 proposed revisions to the City Council's annexation policy, Policy PI-6 (PLN24-0006).

Staff Contact: Ron Shaver and Chet Belcher

Attachments: [A. Updated City Council Policy PI-6](#)

B. DISCUSSION ITEMS

1. Industrial Revenue Bond and Property Tax Abatement Policy Review (10 Minutes)

Staff Contact: Jamie Robichaud and Kaili Stowers

Attachments: [A. Red Line Draft Policy F-5 Industrial Revenue Bond and Property Tax Abatement](#)
[B. Clean Draft Policy F-5 Industrial Revenue Bond and Property Tax Abatement](#)
[C. Letter from EDC](#)
[D. Council Q&A Document](#)

2. Discussion of the 2025 State Legislative Program. (10 Minutes)

Staff Contact: Tim Danneberg

Attachments: [State Legislative Priorities 2025 2](#)

3. Presentation on the City of Olathe Emergency Operations Plan 2024 - 2028. (10 Minutes)

Staff Contact: Jeff DeGraffenreid

Attachments: [A: EOP Report](#)
[B: 2024-EOP-Department-Responsibilities-Final](#)
[C: 2024-ESF-Workbook-Final](#)
[D: 2024-City-Of-Olathe-EOP-Final](#)

4. Fire Department Focus Area Update. (20 minutes)

Staff Contact: Jeff DeGraffenreid

12. ADDITIONAL ITEMS

13. 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.