



City Council and Teen Council Dinner - 5:30 PM, City of Governors

**1. CALL TO ORDER**

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

**3. PLEDGE OF ALLEGIANCE**

**4. SPECIAL BUSINESS**

**A.** Recognition of Teen Council seniors.

**Staff Contact:** Liz Ruback

**B.** Public Service Recognition Week Proclamation.

**Staff Contact:** Liz Ruback

**Attachments:** [5-7-24 PSRW week proclamation](#)

**5. PUBLIC HEARINGS**

Persons wanting to speak regarding a public hearing is 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](mailto: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.** Consideration of a public hearing to identify needs for the 2025 Community Development Block Grant (CDBG) funding.

**Staff Contact:** Mike Sirna and Emily Diehl

**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.

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- A. Consideration of approval of the City Council meeting minutes of April 16, 2024.  
**Staff Contact:** Brenda Swearingian  
**Attachments:** [A. 04-16-2024 Council Minutes](#)
- B. Consideration of new license(s) as recommended by the City Clerk.  
**Staff Contact:** Eric Strimple
- C. Consideration of renewal license(s) as recommended by the City Clerk.  
**Staff Contact:** Eric Strimple
- D. Consideration of Travel Request Authorization for City Manager Michael Wilkes and Councilmembers to visit Washington, DC from May 14 to the 16th.  
**Staff Contact:** Cathy Marks  
**Attachments:** [Michael TRA for May DC trip](#)  
[John TRA for May DC trip](#)  
[Robyn TRA May DC trip](#)  
[Dean TRA for May DC trip](#)  
[Matt TRA May DC trip](#)
- E. Business Expense Statements for Michael Wilkes for travel for an LKM meeting in Topeka, KS and a TLG conference in Tampa, Florida.  
**Staff Contact:** Cathy Marks  
**Attachments:** [April 4, Michael BES LKM](#)  
[Wilkes BES TLG](#)
- F. Consideration of purchasing cyber liability insurance policy from Travelers.  
**Staff Contact:** Ron Shaver, Chris Grunewald, Mike Sirna and Barrett Baumgartner
- G. Consideration of Consent Calendar.  
**Staff Contact:** Mary Jaeger and Nate Baldwin  
**Attachments:** [A. Consent Calendar](#)  
[B. Change Orders](#)

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- H. Consideration of Resolution 24-1016 authorizing the Modernization of Fire Stations project, PN 6-C-031-24.  
**Staff Contact:** Jeff DeGraffenreid, Mary Jaeger and Jeff Blakeman
- Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Resolution](#)
- I. Consideration of an Agreement with Newkirk Novak Construction Partners, Inc. for construction management services for the Modernization of Fire Stations project, PN 6-C-031-24.  
**Staff Contact:** Jeff DeGraffenreid, Mary Jaeger and Jeff Blakeman
- Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Agreement](#)
- J. Consideration of an Agreement with Finkle + Williams, Inc. for design services for the Modernization of Fire Stations project, PN 6-C-031-24.  
**Staff Contact:** Jeff DeGraffenreid, Mary Jaeger and Jeff Blakeman
- Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Agreement](#)
- K. Acceptance of bid and consideration of award of contract to Conrad Fire Equipment Inc. for the fleet purchase of one (1) Pierce Enforcer HazMat fire apparatus for the Fire Department.  
**Staff Contact:** Jeff DeGraffenreid
- Attachments:** [A. 2024 PIERCE APPARATUS PROPOSAL - OLATHE BID # 520](#)
- L. Consideration of an Agreement with Johnson County for the construction of the CMP Replacement: Ridgeview Road Arterial Mill and Overlay Project, PN 2-R-003-24.  
**Staff Contact:** Mary Jaeger and Nate Baldwin
- Attachments:** [A. Project Location Map](#)  
[B. Agreement](#)
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- M.** Consideration of award of contract to Wiedenmann, Inc. for construction of the JCW Doghouse Manhole Project, PN 1-C-023-22.  
**Staff Contact:** Mary Jaeger and Nate Baldwin
- Attachments:** [A. Project Location Map](#)  
[B. Construction Agreement](#)
- N.** Award of contract to Crossland Heavy Contractors, Inc. for construction of the Olathe WTP2 Chemical Feed and Electrical Modifications and Improvements - Control Room Expansion and Filter Building Fluoride Room Rehab Project, PN 5-C-026-20 & 5-C-028-20.  
**Staff Contact:** Mary Jaeger and Nate Baldwin
- Attachments:** [A. Project Location Map](#)  
[B. Contract Documents](#)
- O.** Consideration of a Professional Services Agreement with HNTB Corporation for design of the K-7 Highway Arterial Mill and Overlay Project, PN 3-P-001-25, 167th Street Improvements Project, PN 3-P-004-25, and the Clare Road Arterial Mill and Overlay Project, PN 3-P-005-25.  
**Staff Contact:** Mary Jaeger and Nate Baldwin
- Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Professional Services Agreement](#)
- P.** Consideration of a Professional Services Agreement with Olsson, Inc. for design of the 143rd Street Arterial Mill and Overlay Project, PN 3-P-002-25, and the Lakeshore Drive Arterial Mill and Overlay Project, PN 3-P-003-25.  
**Staff Contact:** Mary Jaeger and Nate Baldwin
- Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Professional Services Agreement](#)

- Q.** Consideration of Supplemental Agreement No. 3 with Olsson, Inc. for the design of the Black Bob Road, 153rd Terrace to 159th Street, Improvements Project, PN 3-C-041-23.  
**Staff Contact:** Mary Jaeger and Nate Baldwin
- Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Supplemental Agreement No. 3](#)
- R.** Consideration of renewal of contract to K & W Underground, Inc. for directional drilling services for the Field Operations Division.  
**Staff Contact:** Mary Jaeger and Zach Hardy
- Attachments:** [A. Contract](#)
- S.** Consideration of renewal of contract to Mid-American Signal, Inc. for the purchase of traffic signal and Advance Traffic Management System (ATMS) supplies.  
**Staff Contact:** Mary Jaeger and Nate Baldwin
- Attachments:** [A. Contract](#)
- T.** Consideration of renewal of contract to Traffic Control Corporation for the purchase of traffic signal supplies.  
**Staff Contact:** Mary Jaeger and Nate Baldwin
- Attachments:** [A. Contract](#)
- U.** Consideration of renewal of contract to Traffic Signal Controls, Inc. for the purchase of traffic signal supplies.  
**Staff Contact:** Mary Jaeger and Nate Baldwin
- Attachments:** [A. Contract](#)
- V.** Consideration of renewal of contract to Custom Lighting Services, LLC. dba Black and McDonald for electrical lighting maintenance.  
**Staff Contact:** Mary Jaeger and Nate Baldwin
- Attachments:** [A. Contract](#)

- W. Consideration of renewal of contract to Show Me Audio Visual Inc. for sound and lighting production equipment.

**Staff Contact:** Mike Sirna

**Attachments:** [A. Contract](#)  
[B. CER](#)

- X. Consideration of renewal of contract with Blue Valley Public Safety for outdoor warning siren and maintenance for the Fire Department.

**Staff Contact:** Jeff DeGraffenreid and Joshua Parrish

**Attachments:** [A. Contract](#)  
[B. Sole Source](#)

## 7. NEW BUSINESS

- A. Consideration of an agreement with Houseal Lavigne Associates for professional services to update the Olathe Comprehensive Plan, CPA24-0001.

**Staff Contact:** Jamie Robichaud, Chet Belcher and Kim Hollingsworth

**Attachments:** [A. Agreement](#)

Action needed: Consider a motion to approve or deny.

- B. Consideration of Ordinance 24-12 (RZ23-0009), requesting approval of a rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District and a preliminary site development plan for Intermodal Industrial Park on approximately 186.22 acres; located northeast of W. 175th Street and S. Clare Road. Planning Commission recommended approval 9 to 0.

**Staff Contact:** Jamie Robichaud and Jessica Schuller

**Attachments:** [A. Planning Commission Packet](#)  
[B. Planning Commission Minutes](#)  
[C. Ordinance No. 24-12](#)

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

- C. Consideration of Ordinance No. 24-13 (RZ24-0003), requesting approval of a rezoning from the C-2 (Community Center) District to the CC (Cedar Creek) District and a preliminary site development plan for the Cedar Ridge Mixed Use Community on approximately 14.37 acres; located southeast of W. Valley Parkway and S. Cedar Creek Parkway. Planning Commission recommends approval 4 to 3.

**Staff Contact:** Kim Hollingsworth

**Attachments:** [A.1. Planning Commission Packet \(Part 1 of 2\)](#)  
[A.2. Planning Commission Packet \(Part 2 of 2\)](#)  
[B. Planning Commission Minutes](#)  
[C. Revised Site Development Plan](#)  
[D. Revised Architectural Plan](#)  
[E. Additional Public Comments](#)  
[F. Protest Petition Summary](#)  
[G. Ordinance No. 24-13](#)

Action needed: Consider a motion to approve (6 positive votes), deny (5 positive votes required), or return to the Planning Commission (4 positive votes).

- D. Consideration of Charter Ordinance No. 81 concerning City officers and employees.

**Staff Contact:** Ron Shaver and Bob Gallimore

**Attachments:** [A - Summary of statutes](#)  
[B - CO 81 - Officers and Employees](#)

Action needed: Consider a motion to approve or deny.

- E. Consideration of Charter Ordinance No. 82 redesignating and repealing Charter Ordinance No. 24.

**Staff Contact:** Ron Shaver and Bob Gallimore

**Attachments:** [A - CO 82 - CO 24 Redesignation and Repeal](#)

Action needed: Consider a motion to approve or deny.

8. **NEW CITY COUNCIL BUSINESS**

9. **END OF TELEVISED 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 a request for annexation of approximately 27.25 acres, located southwest of W. 167th Street and Hedge Lane (ANX24-0001).  
**Staff Contact:** Jamie Robichaud, Nathan Jurey and Ron Shaver  
**Attachments:** [A. Map of Subject Property](#)
2. Report on a request by PDC STL/INDY LPIV, LLC and assigns for a master resolution for industrial revenue bonds and tax phase-in for the construction of an approximately 2,828,059 square foot warehouse and flex office business park at the northeast corner of west 175th Street and South Clare 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](#)  
[F: IRB Historical Cost Benefit Ratios](#)



3. Report on a request for annexation of approximately 156.79 acres located northwest of W. 175th Street and S. Lone Elm Road and approximately 149.92 acres located northwest of W. 183rd Street and S. Hedge Lane (ANX24-0002).  
**Staff Contact:** Jamie Robichaud, Nathan Jurey and Ron Shaver  
  
**Attachments:** [A. Map of Property at 175th Street & Lone Elm](#)  
[B. Map of Property at 183rd Street & Hedge Lane](#)
4. Report on Council budget priorities.  
**Staff Contact:** Jamie Robichaud and Jarrod Stewart  
  
**Attachments:** [A. Updated Budget Priorities](#)
5. Report on the 2024 - 2025 Audit Plan proposal.  
**Staff Contact:** Mary Ann Vassar  
  
**Attachments:** [A. Proposed 2024-2025 Audit Plan](#)  
[B. 2024 Audit Risk Assessment](#)  
[C. 2024 Council Audit Priority Survey Results](#)

## 12. EXECUTIVE SESSION

Consideration of motion to recess into an executive session to discuss the following items:

- A. Personnel matters of non-elected personnel pursuant to the exception provided in K.S.A. 75-4319(b)(1).

## 13. RECONVENE FROM EXECUTIVE SESSION

## 14. ADDITIONAL ITEMS

## 15. 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.