



1. CALL TO ORDER

Present: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex
Absent: Schoonover

2. EXECUTIVE SESSION

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

- A.** Acquisition of real property for the Animal Shelter Project, PN 6-C-007-23, pursuant to the exception provided in K.S.A. 75-4319(b)(6).
Motion by Vogt, seconded by Gilmore to recess into an executive session for preliminary discussion regarding the acquisition of real property for the Animal Shelter Project, PN 6-C-007-23, pursuant to the exception provided in K.S.A. 75-4319(b)(6) for 10 minutes. The open meeting will resume here in the City Council chambers at 6:55 PM.

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex
Absent: Schoonover

3. RECONVENE FROM EXECUTIVE SESSION

Motion by Vogt, seconded by Gilmore, to authorize the acquisition real property for the Animal Shelter Project, PN 6-C-007-23, as directed by the governing body. The motion carried by the following vote:

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex
Absent: Schoonover

4. BEGIN LIVE STREAMED SESSION – 7:00 P. M.

5. PLEDGE OF ALLEGIANCE

6. SPECIAL BUSINESS

- A.** Proclamation recognizing September 22-28 as Family Week
Mayor Bacon read the proclamation and then presented it to Jaymi Schap, Johnson County Community Prevention Coordinator. Ms. Schap thanked the Mayor and Council for the proclamation and shared some of the planned events for Family Week.

- B.** Proclamation recognizing Sept. 15 - Oct. 15 as Hispanic Heritage Month
Mayor Bacon read the proclamation and then presented it to Dr. Marta Silva, a Spanish language teacher at Olathe North and sponsor of the Latina Leadership Club. Dr. Silva thanked the Mayor and Council for the proclamation and shared about her involvement in the Hispanic community at Olathe North.

7. 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 Ordinance No. 24-35 creating a STAR Bond Project District in the vicinity of 119th Street and Renner Boulevard pursuant to K.S.A. 12-17,161 et seq.
City Attorney, Ron Shaver, provided a short presentation for the Council. Todd LaSala, with Stinson LLC, provided additional information about the project on behalf of the developer. Mr. LaSalla introduced James Arkell. Mr. Arkell spoke about why he is interested in pursuing this development.

Mayor Bacon said this is an exciting project.

Councilmember Gilmore asked what was meant by the reference to two sheets of ice. Mr. Arkell explained that rinks are referred to as sheets, but said it would be a multi-use facility, conducive for all kinds of events and sports.

Councilmember Felter said at first she was not on board for this project, but said she was won over when they did a site visit in San Antonio.

Councilmember Vakas said he believed this project is exceptional and an asset to the metro area.

Councilmember Essex expressed she is excited to be able to make more of the information available. She also shared that she was impressed with the site visit to San Antonio. She also shared more

information about the STAR bonds. She mentioned that they are created specifically for tourism and are investor risk based with sales tax remaining the same.

Councilmember Vogt shared how impressed she was with what they saw in San Antonio and said it does fit the values of our community.

Mr. Arkell explained that ultra accessible means a higher level of accessibility. He also said there are hotels competing to participate in this project.

Mayor Bacon said he loves the phrase ultra accessible and said this is a unique opportunity.

Mr. LaSala said sometimes it's the little things that make a difference and they want to do that for families.

No comments were heard from citizens.

Motion by Vogt, seconded by Gilmore, to close the public hearing. The motion carried by the following vote:

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex

Absent: Schoonover

Motion by Vogt, seconded by Gilmore, to approve Ordinance No. 24-35. The motion carried by the following vote:

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex

Absent: Schoonover

- B.** Public hearing and consideration of Ordinance No. 24-36 establishing a redevelopment district at the northeast corner of Santa Fe Street and Mur Len Road pursuant to K.S.A. 12-1770 et seq.

City Attorney, Ron Shaver, provided an initial presentation on the project. Sandra Watts, with Rouse Frets law firm, representing the developer for this project gave additional information about the proposed project. Ms. Watts introduced the developer, David Christie. He said he was glad to be here and is excited about this project.

Mayor Bacon said it is an exciting project.

Councilmember Gilmore asked for clarification on the investment and if it included the TIF and the CID. Mr. Shaver provided the explanation.

No public comments were heard.

Motion by Vogt, seconded by Gilmore, to close the public hearing. The motion carried by the following vote:

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex

Absent: Schoonover

Motion by Vogt, seconded by Gilmore to approve Ordinance No. 24-36. The motion carried by the following vote:

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex

Absent: Schoonover

8. 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.

Approval of the Consent Agenda

Councilmember Gilmore asked for items E and F to be removed from the Consent Agenda and considered separately.

Motion by Vogt, seconded by Gilmore, to approve the Consent Agenda with the exception of items E and F. The motion carried by the following vote:

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex

Absent: Schoonover

- A.** Consideration of approval of the City Council meeting minutes of September 3, 2024.
approved.
- B.** Consideration of renewal license(s) as recommended by the City Clerk.
approved.

- C. Consideration of Business Expense Statements for City Manager Michael Wilkes, Mayor Bacon and Councilmembers Vakas, Vogt, Felter and Essex to travel to San Antonio, Texas on August 22, returning on August 23.
approved.
- D. Request for the acceptance of the dedication of land for public easements and public street right-of-way for a final plat for Woodland Hills, Seventh Plat (FP24-0023), containing 56 lots and two (2) tracts on approximately 17.06 acres, located southeast of College Boulevard and S. Woodland Road. Planning Commission approved the plat 7 to 0.
approved.
- E. Consideration of Resolution No. 24-1051 amending and authorizing the Facility Renovations and Improvements Project, PN 6-C-0280-24.
Councilmember Gilmore asked for this item to be removed and considered separately so he could ask staff to provide an explanation on what the increase for the project included.

Zach Hardy, Deputy Director of Infrastructure, provided a presentation.

Councilmember Gilmore asked about how the sale of the IT building on Kansas impacts the facility renovations.

Mike Sirna, Director of Quality of Life, explained there is a need for a temporary space for IT and for other staff as needs arise during the renovation.

Councilmember Gilmore said he is having trouble connecting the lease to the project.

Jamie Robichaud, Director of Economy, explained that the lease is what is driving the change in the amount allocated for the renovation. Mr. Gilmore confirmed that the bond finance amount would include the lease cost and Ms. Robichaud said that was correct.

City Manager, Michael Wilkes, provided additional information regarding staff being displaced by the renovation and the sale of the IT building on Kansas Ave.

Motion by Vogt, seconded by Gilmore, to approve Resolution No. 24-1051. The motion carried by the following vote:

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex

Absent: Schoonover

- F.** Consideration of lease agreement between Karbank Holdings LLC and City of Olathe for relocation of city departments.

Councilmember Gilmore asked for this item to be considered separately so staff could provide more explanation. He asked what market rates were for this property.

Mr. Sirna, Director of Quality of Life, said the Chamber of Commerce had assisted with determining if this was a good location and price.

Motion by Vogt, seconded by Gilmore, to approve item F. The motion carried by the following vote:

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex

Absent: Schoonover

- G.** Consideration of Consent Calendar.

approved.

- H.** Consideration of an Agreement with Johnson County for construction of the Stream Rehabilitation Near 125th Terrace project, PN 2-R-001-24.

approved.

- I.** Consideration of price agreement and approval of purchase of clothing and promotional items from Grapevine Designs.

approved.

- J.** Consideration of renewal of contract with XentIT for purchasing of Trend Micro licenses for the Information Technology Department.

approved.

- K.** Consideration of Marathon Health contract addendum to add on-site physical therapy services at the Olathe Wellbeing Center.

approved.

9. NEW BUSINESS

- A.** Consideration of Ordinance No. 24-37 authorizing issuance of the City's taxable industrial revenue bonds in an amount not to exceed \$4,000,000 for the construction of a 12,525 sq. ft. truck maintenance and storage facility located at the northeast corner of Dennis Avenue and Pine

Street.

Motion by Vogt, seconded by Gilmore, to approve Ordinance No. 24-37.
The motion carried by the following vote:

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex

Absent: Schoonover

- B.** Consideration of a memorandum of understanding (MOU) between the Federal Bureau of Investigation (FBI) and the City of Olathe concerning the construction and use of a new firearms range and training facility
Police Chief, Mike Butaud, gave a presentation on this partnership.

Councilmember Vakas asked if there was anything special for the FBI or if it meets their requirements. Chief Butaud said it meets all their requirements.

Councilmember Vogt asked if other jurisdictions will use this facility. Chief Butaud said he didn't think there would be much availability for other organizations to use the facility.

Mayor Bacon asked about the terms of the MOU and what happens after 20 years. Chief Butaud said he thought it could be renewed.

Motion by Vogt, seconded by Gilmore, to approve a memorandum of understanding (MOU) between the Federal Bureau of Investigation (FBI) and the City of Olathe concerning the construction and use of a new firearms range and training facility. The motion carried by the following vote:

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex

Absent: Schoonover

- C.** Consideration of an agreement with Turner Construction for design-build services for the Police Firing Range project, PN 6-C-017-23.

Motion by Vogt, seconded by Gilmore, to approve an agreement with Turner Construction for design-build services for the Police Firing Range project, PN 6-C-017-23 . The motion carried by the following vote:

Yes: Bacon, Vogt, Gilmore, Felter, Vakas, and Essex

Absent: Schoonover

10. NEW CITY COUNCIL BUSINESS

Councilmember Felter said Old Settlers was great and thanked staff for their work. She also thanked staff for their work on the STAR bond project. She said there was a firefighter in KCMO who passed away during training today and expressed her condolences. She also thanked our fire department for stepping up to assist.

Councilmember Vogt reminded citizens about the Elevate Olathe kick off tomorrow.

Mayor Bacon said he will be at the meeting tomorrow night. He also mentioned the last Olathe Live concert was last Friday night. He said they raised \$2000 for the Olathe Mayor's Children's Fund at the concert. He invited everyone to join the upcoming pickle ball tournament that will benefit the fund.

11. END OF LIVE STREAMED SESSION

12. 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.

Melissa Precht, a member of the Daughter's of the American Revolution, shared with the Council about National Constitution Day.

13. 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 167 Logistics Centre West, LLC for an increase of \$6,000,000 for issuance of industrial revenue bonds for the construction of a 438,314 square foot industrial/warehouse building on approximately 22.55 acres of land on the northeast corner of 167th Street and Monticello Road.
Report accepted.

B. DISCUSSION ITEMS

1. Procurement Policy Discussion.
John Page, Financial Strategy and Procurement Manager,

gave a presentation.

Councilmember Vakas asked if we are adequately staffed. Mr. Page said he believed we are staffed well. Mr. Vakas asked if the departments have a procurement person and Mr. Page said they do. He also explained that the procurement staff has oversight of all purchases. Mr. Vakas also asked if all vendors are certified and Mr. Page said they work closely with the legal team to make sure all those things are handled appropriately.

Mayor Bacon asked if the City has saved money because vendors come in under the threshold so the contract won't have to go to council. City Manager, Michael Wilkes, said that is possible but knows that staff is always on the lookout for ways to save the City money. Mr. Page said the council would still be seeing the quarterly procurement report and know what is being spent.

2. Quality of Life Focus Area update.

Mike Sirna, Director of Quality of Life, provided a department update.

Councilmember Vakas asked how many horticulturist are on staff. Mr. Sirna said he thought there are three and Mr. Vakas asked if that was enough. He also asked about the downtown news letter that is going out.

Councilmember Vogt asked where the tree at the community center tree is going. Mr. Sirna said he thought it might be moving outside but will let the Council know where it ends up.

14. ADDITIONAL ITEMS

Mayor Bacon reported the safe arrival of his new grandson.

15. ADJOURNMENT

The meeting was adjourned at 9:35 P.M.

Brenda D. Swearingian
City Clerk