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1. **CALL TO ORDER**

2. **EXECUTIVE SESSION**

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

- A. For preliminary discussions with the City's attorneys which would be deemed privileged in the attorney-client relationship pursuant to the exception provided in K.S.A. 75-4319(b)(2) regarding Cedar Creek Development Company, LLC, et al., v. City of Olathe, et al, (Johnson County Case No. 21CV00234).

**Staff Contact:** Ron Shaver

- B. For preliminary discussions with the City's attorneys which would be deemed privileged in the attorney-client relationship pursuant to the exception provided in K.S.A. 75-4319(b)(2) and to discuss data relating to financial affairs or trade secrets of a corporation pursuant to the exception provided in K.S.A. 75-4319(b)(4) pertaining to a real estate contract and development agreement.

**Staff Contact:** Ron Shaver

3. **RECONVENE FROM EXECUTIVE SESSION**

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

5. **PLEDGE OF ALLEGIANCE**

6. **SPECIAL BUSINESS**

- A. Proclamation declaring Olathe a Seven Days Supportive City for 2021.

**Staff Contact:** Liz Ruback

**Attachments:** [4-6-21 Seven Days Proclamation](#)

7. **PUBLIC HEARINGS**

- A.** Consideration of a Public Hearing on a request by Hedge 175 Associates, LLC for an industrial revenue bond sales tax exemption certificate under a master resolution for the construction of a 1,123,470 square foot industrial facility located in the 175th Street Commerce Centre.

**Staff Contact:** Dianna Wright

**Attachments:** [A. Executive Summary](#)  
[B. Application](#)  
[C. Firm Data Sheet](#)  
[D: Cost Benefit Analysis](#)

Action Needed: Consider a motion to close public hearing

- B.** Consideration of Resolution No. 21-1021 on a request by Hedge 175 Associates, LLC for an industrial revenue bond sales tax exemption certificate for the development and construction of a 1,123,470 square foot spec industrial warehouse facility located at the northwest corner of 175th Street and Hedge Lane.

**Staff Contact:** Dianna Wright

**Attachments:** [A: Resolution No. 21-1021](#)

Action Needed: Consider a motion to approve or deny.

- C.** Acceptance of a petition and consideration of Resolution 21-1022 authorizing the creation of a street improvement benefit district on behalf of Hedge 175 Associates, LLC in the area of 175th Street and Hedge Lane and approving an Improvement District Development Agreement with Hedge 175 Associates, LLC.

**Staff Contact:** Dianna Wright and Ron Shaver

**Attachments:** [A. Benefit District Petition](#)  
[B. Improvement District Development Agreement](#)  
[C. Resolution No. 21-1022](#)

Action needed: Consider a motion to approve or deny.

## **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 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 March 16, 2021.  
**Staff Contact:** Brenda Long  
**Attachments:** [A. 03-16-2021 Council Minutes](#)
- B. Consideration of a drinking establishment renewal application for AMC ITD, LLC d/b/a AMC Theaters Studio 28 a new application for Yazdani Enterprises, LLC d/b/a Mio Cuisine.  
**Staff Contact:** Brenda Long
- C. Consideration of pawnbroker/precious metal dealer renewal license applications for Olathe Trading Post, Inc., located at 2049 E. Santa Fe and Heartland Pawnbrokers, LLC, located at 395 N. Ridgeview.  
**Staff Contact:** Brenda Long
- D. Consideration of a sanitary sewer easement acquisition and reimbursement agreement with Cedar Creek Development Company, LLC, and Valley Ridge, LLC.  
**Staff Contact:** Ron Shaver and Chris Grunewald  
**Attachments:** [A. Sanitary Sewer Easement Acquisition and Reimbursement Agreement](#)
- E. Consideration of approval of a Neighborhood Revitalization Program application for 905 S Chestnut.  
**Staff Contact:** Dianna Wright  
**Attachments:** [A. Neighborhood Revitalization Program Application](#)  
[B. Picture of property](#)
- F. Consideration of Resolution No. 21-1023 authorizing the acquisition and improvement of certain land and public facilities and providing for the issuance of General Obligation Bonds to pay for the costs for Project No. 8-C-002-21.  
**Staff Contact:** Dianna Wright and Ron Shaver  
**Attachments:** [A. Resolution No. 21-1023](#)  
[B. Map of 1490 W Ironwood and 1432 W Ironwood](#)  
[C. Map of parcels](#)

- G. Consideration of Resolution No. 21-1024 authorizing the public sale of Water and Sewer System Improvement and Refunding Revenue Bonds, Series 2021.

**Staff Contact:** Dianna Wright and Sarah Doherty

**Attachments:** [Resolution No. 21-1024](#)

- H. Consideration of Resolution No. 21-1025 assigning the resolution, lease agreement and related bond documents by LE Commerce Center, LLC in connection with \$13,880,000 in industrial revenue bonds to Sealy West 167th Street, LLC.

**Staff Contact:** Dianna Wright

**Attachments:** [A. Master Resolution 17-1073](#)

[B. Ordinance No. 19-69](#)

[C. Resolution No. 21-1025](#)

- I. Request for the acceptance of the dedication of land for public easements and right-of-way for a final plat of Battle Creek Estates containing thirty-one (31) lots and three (3) common tracts on approximately 23.13 acres; located in the vicinity of E. 119th Street and S. Nelson Road. Planning Commission approved this plat 6-0.

**Staff Contact:** Aimee Nassif and Jessica Schuller

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

[B. Planning Commission Minutes](#)

- J. Request for the acceptance of the dedication of land for public easements for a final plat of Heather Ridge South, Fourth Plat (FP21-0003) containing thirty-eight (38) lots and three (3) tracts on approximately 16.76 acres; located in the vicinity of 167th Street and S. Ridgeview Road. Planning Commission approved the plat 6 to 0.

**Staff Contact:** Aimee Nassif and Emily Carrillo

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

[B. Planning Commission Minutes](#)

- K.** Request for the acceptance of the dedication of land for public easements for a final plat of Enclave at Boulder Hills Villas, Second Plat (FP21-0004) containing thirty-one (31) lots and three (3) tracts on approximately 7.73 acres; located in the vicinity of S. Lackman Road, north of 175th Street. Planning Commission approved the plat 6 to 0.

**Staff Contact:** Aimee Nassif and Emily Carrillo

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

- L.** Request for the acceptance of the dedication of land for public easements for a final plat of Enclave at Boulder Hills Villas, Third Plat (FP21-0005) containing thirty-one (31) lots and three (3) tracts on approximately 7.73 acres; located in the vicinity of S. Lackman Road, north of 175th Street. Planning Commission approved the plat 6 to 0.

**Staff Contact:** Aimee Nassif and Emily Carrillo

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

- M.** Consideration of Consent Calendar.

**Staff Contact:** Mary Jaeger and Beth Wright

**Attachments:** [A. Consent Calendar](#)  
[B. Change Orders](#)

- N.** Consideration of Change Order No. 5 to the contract with VF Anderson Builders, LLC for construction of the Santa Fe Street and Ridgeview Road Geometric Improvements Project, PN 3-C-083-15, and the Santa Fe Street Arterial Mill and Overlay, PN 3-P-001-19.

**Staff Contact:** Mary Jaeger and Beth Wright

**Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Change Order No. 5](#)

- O. Consideration of Change Order No. 1 to the contract with McAnany Construction, Inc., for construction of the 2021 Local and Collector Street Mill and Overlay Project – Group B, PN 3-P-005-21.  
**Staff Contact:** Mary Jaeger and Beth Wright
- Attachments:** [A. Project Location Map](#)  
[B. Change Order No 1](#)
- P. Consideration of Engineer's Estimate, acceptance of bids and award of contract to Kansas Heavy Construction, LLC for construction of the Ridgeview Road Arterial Mill and Overlay Project, PN 3-P-002-21.  
**Staff Contact:** Mary Jaeger and Beth Wright
- Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Construction Agreement](#)  
[D. Engineer's Estimate and Affidavit of Estimate](#)
- Q. Consideration of Engineer's Estimate, acceptance of bids and award of contract to Superior Bowen Asphalt Company, LLC for construction of the Old 56 Arterial Mill and Overlay Project, PN 3-P-001-20.  
**Staff Contact:** Mary Jaeger and Beth Wright
- Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Construction Agreement](#)  
[D. Engineer's Estimate and Affidavit of Estimate](#)
- R. Consideration of Engineer's Estimate, acceptance of bids and award of contract to Kansas Heavy Construction, LLC for construction of the Upper Cedar Creek Stormwater Improvements Project, PN 2-C-013-19.  
**Staff Contact:** Mary Jaeger and Beth Wright
- Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Engineer's Estimate and Affidavit of Estimate](#)  
[D. Construction Agreement](#)

- S.** Consideration of a Professional Services Agreement with Brungardt Honomichi & Company, P.A. for design of the Ridgeview and Santa Barbara Traffic Signal Improvements Project, PN 3-TS-002-21.  
**Staff Contact:** Mary Jaeger and Beth Wright
- Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Professional Services Agreement](#)
- T.** Consideration of a Professional Services Agreement with George Butler Associates, Inc. for design of the Kansas Avenue Streetscape Project, PN 3-P-001-22.  
**Staff Contact:** Mary Jaeger and Beth Wright
- Attachments:** [A. Project Location Map](#)  
[B. Project Fact Sheet](#)  
[C. Professional Services Agreement](#)
- U.** Consideration of award of contract to WestNet for Alerting System equipment, installation, and support services.  
**Staff Contact:** Jeff DeGraffenreid and Dianna Wright
- Attachments:** [A. Quotation](#)
- V.** Acceptance of bid and consideration of award to CK Power for the purchase of eight (8) electrical generator sets for the City of Olathe Wastewater lift stations.  
**Staff Contact:** Mary Jaeger and Beth Wright
- Attachments:** [A. Sourcewell Quotes](#)
- W.** Acceptance of bids and consideration of award of contracts to Olathe Ford, Landmark Dodge Chrysler Jeep, and Roberts Chevrolet Buick for the replacement of vehicles.  
**Staff Contact:** Mike Butaud, Dianna Wright and Mike Sirna
- Attachments:** [A. Bid Tabulation](#)  
[B. Vehicle Replacement Summary](#)

- X. Consideration and approval of award of contract to Ka-Comm, Inc. to provide Federal Signal emergency public safety lighting for the Police Department.  
**Staff Contact:** Mike Butaud and Dianna Wright  
**Attachments:** [A. Ka-Comm Federal Signal Letter](#)  
[B. CER](#)
- Y. Acceptance of bid and consideration of award of contract to Bobcat for the replacement of a T770 T4 Compact Track Loader for the Parks and Recreation Department.  
**Staff Contact:** Brad Clay and Dianna Wright  
**Attachments:** [A. Quotation](#)

## 9. NEW BUSINESS

- A. Consideration of Ordinance No. 21-11, RZ20-0015, requesting approval for a rezoning from the RP-1 (Planned Single-Family Residential) District to the O (Office) District and a preliminary site development plan for the Olathe Health Quivira Campus on approximately 8.57 acres; located northwest of 151st Street and Quivira Road. Planning Commission recommends approval 8 to 0.  
**Staff Contact:** Aimee Nassif and Kim Hollingsworth  
**Attachments:** [A. Planning Commission Packet](#)  
[B. Planning Commission Minutes](#)  
[C. Additional Public Comments](#)  
[D. Protest Petition Summary](#)  
[E. Ordinance No. 21-11](#)

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



- B.** Consideration of Ordinance No. 21-12, RZ21-0001, requesting approval for a rezoning from the CTY-RUR (County Rural) District to the R-1 (Residential Single-Family) District and a preliminary plat for Woodland Hills North on approximately 177.32 acres; located at the southeast corner of College Boulevard and S. Woodland Road. Planning Commission recommends approval 8-0.

**Staff Contact:** Aimee Nassif and Kim Hollingsworth

**Attachments:** [A. Planning Commission Packet](#)  
[B. Planning Commission Minutes](#)  
[C. Additional Public Comments](#)  
[D. Ordinance No. 21-12](#)

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

- 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. REPORTS**

- 1.** Report on the authorization of the 2021 Facility & Parking Lot Improvements & Maintenance Project, PN 6-C-032-21.

**Staff Contact:** Mary Jaeger and Beth Wright

**Attachments:** [A. CIP Sheet](#)

2. IRB Report on a request by Scannell Properties #476, LLC for a single-phase project under a master resolution for the construction of a 567,840 sq. ft. industrial building in the I-35 Logistics Park development.  
**Staff Contact:** Dianna Wright  
  
**Attachments:** [A. Application](#)  
[B. Firm Data Sheet](#)  
[C. Executive Summary](#)  
[D. Cost Benefit Report](#)
3. Report on an annexation petition and agreement with the Thomas S. VanKeirsbilck trust and Slam D Holdings Inc.  
**Staff Contact:** Ron Shaver  
  
**Attachments:** [A. Agreement and Petition for Annexation](#)  
[B. Map of Subject Property](#)
4. Report on an annexation petition and agreement with the Robert S. Murphy Revocable Trust and BK Properties, LLC.  
**Staff Contact:** Ron Shaver  
  
**Attachments:** [A. Agreement and Petition for Annexation](#)  
[B. Map of Subject Property](#)
5. Report on authorization of the 2021 CIP for Modernization of Fire Stations Project. PN # 6-C-031-21.  
**Staff Contact:** Jeff DeGraffenreid  
  
**Attachments:** [A: CIP Project Sheet](#)

#### 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.