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**COUNCIL AUDIT COMMITTEE MEETING WITH EXTERNAL AUDITORS -  
6:00 P.M. - 6:30 P.M.**

**RECEPTION TO HONOR ASSISTANT CITY MANAGER, SUSAN SHERMAN,  
FOR BEING NAMED THE 2019 RECIPIENT OF THE BUFORD M. WATSON,  
JR. AWARD - 6:30 P.M. - 7:00 P.M.**

- 1. CALL TO ORDER**
- 2. BEGIN TELEVISED SESSION – 7:00 P. M.**
- 3. PLEDGE OF ALLEGIANCE**
- 4. SPECIAL BUSINESS**
  - A.** Recognition of Assistant City Manager, Susan Sherman, for receiving the Buford M. Watson, Jr. Award for Excellence in Public Management from the Kansas Association of City/County Management.  
**Staff Contact:** Kim Delana
  - B.** Recognition of 2020 Olathe Civic Academy Graduates.  
**Staff Contact:** Kim Delana
  - C.** Consideration of Resolution No. 20-1019 appointing members to the Parks and Recreation Leadership Board and Board of Trustees of the Olathe Parks and Recreation Foundation.  
**Staff Contact:** Liz Ruback
  - D.** Consideration of Resolution No. 20-1020 reappointing members to the Board of Housing Commissioners.  
**Staff Contact:** Liz Ruback
  - E.** Consideration of Resolution No. 20-1021 appointing and reappointing members to the Citizens Police Advisory Council.  
**Staff Contact:** Liz Ruback
  - F.** Recognition of Sandra Danforth for 12 years of service on the Citizens Police Advisory Council.  
**Staff Contact:** Liz Ruback

## 5. 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 February 18, 2020 and the Joint City Council and Olathe Board of Education meeting minutes of February 20, 2020.  
**Staff Contact:** Ron Shaver and David Bryant
- B. Consideration of drinking establishment renewal applications for PB&J Robin, LLC, d/b/a Red Robin, located at 20155 W. 153rd Street, and The Other Place, located at 16590 W. 135th Street.  
**Staff Contact:** Ron Shaver and 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:** Ron Shaver and Brenda Long
- D. Consideration of authorization for the City Manager to attend the 2020 TLG Conference in Phoenix, AZ, May 5-8, 2020.  
**Staff Contact:** Kim Delana
- E. Consideration of acceptance of sculpture for the 2020 Downtown Outdoor Sculpture Exhibit.  
**Staff Contact:** Michael Meadors and Renee Rush
- F. Request for the acceptance of the dedication of land for public easements for a final plat for Cedar Creek Office Campus F (FP19-0037) containing one (1) office lot 1.78± acres; located along the north side of 103rd Street at its intersection with Hollis Lane. Planning Commission approved this plat 8-0.  
**Staff Contact:** Aimee Nassif and Zach Moore
- G. Request for the acceptance of the dedication of land for public easements and right-of-way for a final plat of Lone Elm Commerce Center, Third Plat (FP19-0038) containing one (1) lot and one (1) common tract on 60.44± acres; located at W. 167th Street and Lone Elm Road. Planning Commission approved the plat 8 to 0.  
**Staff Contact:** Aimee Nassif and Kim Hollingsworth

- H. Request for the acceptance of the dedication of land for public right-of-way and public easements for a final plat for BSM Business Center (FP20-0001) containing four (4) commercial lots and one (1) tract on 17.35± acres; located along the west side of S. Kansas City Road, north of its intersection with 119th Street. Planning Commission approved this plat 8-0.  
**Staff Contact:** Aimee Nassif and Zach Moore
- I. Consideration of Consent Calendar.  
**Staff Contact:** Mary Jaeger and Beth Wright
- J. Consideration of Engineer's Estimate, acceptance of bids and award of contract to O'Donnell & Sons Construction for construction of the 127th Street Arterial Mill and Overlay Project, PN 3-P-002-20.  
**Staff Contact:** Mary Jaeger and Beth Wright
- K. Consideration of Engineer's Estimate, acceptance of bids and award of contract to O'Donnell & Sons Construction for construction of the Ridgeview Road Arterial Mill and Overlay Project, PN 3-P-004-20.  
**Staff Contact:** Mary Jaeger and Beth Wright
- L. Consideration of Engineer's Estimate, acceptance of bids and award of contract to Kansas Heavy Construction, LLC for construction of the Sidewalk Construction Project, PN 3-C-072-19.  
**Staff Contact:** Mary Jaeger and Beth Wright
- M. Consideration of award of contract to Murphy Tractor and Equipment Company for the replacement of a compost turner for the Solid Waste Division of Public Works.  
**Staff Contact:** Mary Jaeger and Amy Tharnish
- N. Consideration of renewal of contracts to Kincaid Ready Mix and Geiger Ready Mix for ready mix concrete for Public Works and the Parks Department.  
**Staff Contact:** Mary Jaeger, Michael Meadors and Amy Tharnish
- O. Consideration of renewal of contract with Overhead Door Company for door repair and replacement services.  
**Staff Contact:** Michael Meadors and Amy Tharnish
- P. Acceptance of proposals and consideration of award to Lineage Mailing Services, LLC for Postage and Mailing Services.  
**Staff Contact:** Dianna Wright and Amy Tharnish

- Q.** Acceptance of bid and consideration of award of contract to WHC KCT, LLC dba zTrip to provide transportation services for the Taxi Voucher Program, under the guidance of the Olathe Housing Authority.

**Staff Contact:** Michael Meadors, Amy Tharnish and Jessica Hotaling

- 6. NEW CITY COUNCIL BUSINESS**
- 7. END OF TELEVISED SESSION**
- 8. GENERAL ISSUES AND CONCERNS OF CITIZENS**
- 9. 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.** IRB Report on a request by BCB Olathe Holdings, LLC for a first phase project under a master resolution for the construction of a 70,000 sq. ft. National Headquarters Building with office, showroom and warehouse components to be located at 11730 Kansas City Road.  
**Staff Contact:** Dianna Wright and Emily Vincent
- 2.** Report on authorizing improvements to the Water and Sewer System and Revenue Bond Process.  
**Staff Contact:** Mary Jaeger, Dianna Wright and Amy Tharnish
- 3.** Report on the authorization of the 135th Street and Pflumm Road Geometric Improvements Project, PN 3-C-110-20.  
**Staff Contact:** Mary Jaeger and Beth Wright

**B. DISCUSSION ITEMS**

- 1.** Discussion regarding proposed amendments to Resolution No. 16-1008, City Council Policy CC-3 - Time Allocations for Speakers at Public Meetings of the Olathe City Council. (10 Min)  
**Staff Contact:** Ron Shaver

**10. ADDITIONAL ITEMS**

**11. 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.





# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** City Manager's Office

**STAFF CONTACT:** Kim Delana

**SUBJECT:** Recognition of Assistant City Manager, Susan Sherman, for receiving the Buford M. Watson, Jr. Award for Excellence in Public Management from the Kansas Association of City/County Management.

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**ITEM DESCRIPTION:**

Recognition of Assistant City Manager, Susan Sherman, for receiving the Buford M. Watson, Jr. Award for Excellence in Public Management from the Kansas Association of City/County Management.

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**SUMMARY:**

Susan Sherman will be recognized Tuesday evening for receiving the 2019 Buford M. Watson, Jr. Award for Excellence in Public Management from the Kansas Association of City/County Management. Susan was honored with this award at the 2019 KACM annual conference in Garden City, Kansas, December 5, 2019.

This award is given each year by KACM to a local government manager who has displayed the attributes of the late Buford M. Watson, Jr. (former City Manager of Lawrence, KS) which includes serving as a role model in dealing with constituents, valuing customer satisfaction and encouraging new members of the profession.

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**FINANCIAL IMPACT:**

N/A

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**ACTION NEEDED:**

Recognize Assistant City Manager, Susan Sherman, for receiving the KACM Buford M. Watson, Jr. Award for Excellence in Public Management.

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**ATTACHMENT(S):**

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# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** City Manager's Office

**STAFF CONTACT:** Kim Delana

**SUBJECT:** Recognition of 2020 Olathe Civic Academy Graduates.

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**ITEM DESCRIPTION:**

Recognition of 2020 Olathe Civic Academy Graduates.

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**SUMMARY:**

The City of Olathe will complete the thirteenth Civic Academy session on March 5th. Olathe Civic Academy is a program offered to citizens who live or work in Olathe and provides an in-depth look at municipal government.

Twenty-five participants completed the program and will be recognized and presented with a certificate at the City Council meeting. The graduates are: Josef Arango, Tony Bergida, Becky Bockelman, Vicky Brown, Derek Christensen, Alyson Collins, Rebecca Dace, Andrea DeHart, William Fitzpatrick, Todd Fraise, Barb Ginavan, Sandra Hasty, Ashley Hooley-Lickteig, Russell Jensen, Carita Hughes-Lorius, Michael Lorius, Alicia Love, Kay Lowe, Nakai Marr, Kelli Oliver George, Denise Spotts, Jessica Trites Rolle, Michael Votypka, Susana Waterman and Deborah Winchel.

Deborah Winchel is going to share a little about Civic Academy.

The Civic Academy consisted of ten sessions beginning January 9, concluding March 5<sup>th</sup> providing an overview of Olathe city government, including presentations from each department and tours of various City facilities (Attachment A - Schedule).

Prior to this class, 193 citizens have graduated from Civic Academy and 43 have served or are serving on City boards, commissions and committees (Attachment B). Many other graduates have served in volunteer capacities for City activities or City departments.

A reception for graduates and their families will follow the City Council presentation.

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**FINANCIAL IMPACT:**

None

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**ACTION NEEDED:**

Recognize and congratulate individuals who have completed the 2020 Olathe Civic Academy.

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**ATTACHMENT(S):**

A: 2020 Civic Academy Schedule

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**MEETING DATE:** 3/3/2020

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B: Civic Academy Alumni Involvement



## **2020 CIVIC ACADEMY SCHEDULE**

**Session 1 – January 9 (City Hall)**

City Manager's Office

**Session 2 – January 16 (Community Center – 1205 E Kansas City Rd)**

Parks & Recreation

Class Photo

**Session 3 – January 23 (Indian Creek Library – 16100 W 135<sup>th</sup> St)**

Boards & Commissions

Olathe Public Library

**Session 4 – January 30 (City Hall)**

Resource Management

**Session 5 – February 6 (Municipal Court – 1200 S Harrison St)**

Legal

Municipal Court

**Session 6 – February 13 (Police Headquarters – 501 E Old 56 Hwy)**

Police

**Session 7 – February 20 (Fire Administration Building – 1225 S Hamilton Cir)**

Fire

**Session 8 – February 27 (Public Works – 1385 Robinson St)**

Public Works Part 1

**Session 9 – February 29 (City Hall 100 E. Santa Fe St)**

Public Works Part 2: Planning Services

Bus Tour (brief stop at the Traffic Operations Center)

**Session 10 – March 3 (City Hall 100 E. Santa Fe St)**

Graduation and City Council Meeting



**Session 11– March 5 (City Hall 100 E. Santa Fe St.)**  
ITS  
Communications & Customer Service

## **CIVIC ACADEMY ALUMNI INVOLVEMENT**

### **2002**

John Andrade	150 <sup>th</sup> Steering Committee, Parks & Recreation Foundation, Street Maintenance Sales Tax Finance Oversight Committee, Library Advisory Board
Geoff Hetley	Strategic Planning Committee
Roger Mason	Strategic Planning Committee
Harry Pell	Library Advisory Board

### **2003**

Andy Darling	Citizens Police Advisory Council
Jennifer Doyle	Parks & Recreation Foundation
Karen Hicks	Public Art & Culture Committee
Carole Ladd	Public Art & Culture Committee
Wade Ladd	Human Relations Commission
Ruth Nelson	Sister Cities Committee, Mayor's Christmas Tree Fund Board
Wanda Procaccini	Citizens Police Advisory Council
Doug Svatos	Parks & Recreation Foundation

### **2004**

Bruce Anderson	SPIG – Economic Sustainability
Jon Campbell	Planning Commission
Jack Hansen	Library Advisory Board
Phyllis Pacheco	Board of Zoning Appeals

### **2005**

Sandra Danforth	Citizens Police Advisory Council, 150 <sup>th</sup> Committee Member
Mike Kohler	Planning Commission
Pam McNicoll	150 <sup>th</sup> Committee Member

### **2006**

Brandon Hansel	Human Relations Commission
Burke Jones	Board of Zoning Appeals
Susan Richart	150 <sup>th</sup> Committee Member

**2008**

Eric Green  
Vivian Avery

Parks & Recreation Foundation  
Human Relations Commission

**2010**

Robert Cantin  
Karla Davis  
Shakil Haider  
Ken Oziah  
Jim Terrones

Persons with Disabilities Board  
Teen Council  
Human Relations Commission  
Board of Housing Commissioners  
Human Relations Commission; Citizens  
Police Advisory Council; Olathe Public  
Library Task Force, City Council  
Parks & Recreation Foundation  
Human Relations Commission

**2015**

Ryan Freeman  
Dennis Vaverka  
Vince Donofrio

Planning Commission  
Police Advisory Council  
Board of Housing Commissioners

**2017**

Darnell Hunt  
Carrie Rezac

Ben Hillman  
Greg Mosley  
Jerry Bakker

Human Relations Commission  
Street Maintenance Sales Tax Finance  
Oversight Committee  
Human Relations Commission  
Strategic Planning Advisory Committee  
Volunteer at Municipal Court

**2018**

Maggie Truitt  
Alan Marston  
Jimmy Gaona

Citizens Police Advisory Board  
Strategic Planning Advisory Committee  
Strategic Planning Advisory Committee

**2019**

Claire Reagan

Persons with Disabilities Advisory Board



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** City Manager's Office

**STAFF CONTACT:** Liz Ruback

**SUBJECT:** Consideration of Resolution No. 20-1019 appointing members to the Parks and Recreation Leadership Board and Board of Trustees of the Olathe Parks and Recreation Foundation

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**ITEM DESCRIPTION:**

Consideration of Resolution No. 20-1019 appointing members to the Parks and Recreation Leadership Board and Board of Trustees of the Olathe Parks and Recreation Foundation

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**SUMMARY:**

The attached resolution appointing members to the Parks and Recreation Leadership Board is submitted for consideration by the City Council. The following individuals are recommended:

Keith Hughes	3/20-3/21	(New appointment, serving the remainder of John Andrade's term)
Komalpreet Kaur	3/20-3/23	(New appointment, replacing Weston Curnow)

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**FINANCIAL IMPACT:**

N/A

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**ACTION NEEDED:**

Consider motion to adopt a resolution appointing members to the Parks and Recreation Leadership Board.

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**ATTACHMENT(S):**

3-3-20 Parks and Rec appointments resolution

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## RESOLUTION NO. 20-1019

A RESOLUTION APPOINTING MEMBERS TO THE PARKS AND RECREATION LEADERSHIP BOARD AND BOARD OF TRUSTEES OF THE OLATHE PARKS AND RECREATION FOUNDATION.

WHEREAS, the Parks and Recreation Leadership Board was created by Ordinance No. 01-18 establishing Chapter 2.40 of the Olathe Municipal Code; and

WHEREAS, Ordinance No. 03-05, adopted by the Governing Body on January 21, 2003, amended Sections 2.40.030 and 2.40.060 of the Olathe Municipal Code to increase the membership of the Leadership Board from seven (7) to nine (9) and make the Leadership Board the Board of Trustees of the Olathe Parks and Recreation Foundation; and

WHEREAS, the Board now consists of nine (9) members appointed for three (3) year staggered terms, including seven members selected from the community at large, one member selected to represent the youth of Olathe, and one member selected from the Olathe School District; and

WHEREAS, current members and terms of the Board are as follows:

<u>Member</u>	<u>Initial Appointment</u>	<u>Current Term</u>
Jimmy Adams	1/18	1/18 – 4/22
John Andrade	12/12	3/18 - 3/21
Valerie Bentley	4/15	3/18 - 3/21
Jereme Foster	4/19	4/19 - 4/22
Tim Brady	9/14	3/18 - 3/21
Neida Heusinkvelt	8/17	3/18 - 3/21
Phil Arbuckle	8/18	8/18 – 4/22
Weston Curnow	8/18	8/18 - 3/20
Greg Foss	8/18	8/18 - 3/21; and

WHEREAS, the term of Weston Curnow has expired; and

WHEREAS, John Andrade has resigned from the Board; and

WHEREAS, the Governing Body finds that it is appropriate to appoint Keith Hughes and Komalpreet Kaur to fill these vacancies.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:

**RESOLUTION NO. 20-1019**

SECTION ONE: That appointments be made so that membership is comprised as follows:

<u>Member</u>	<u>Initial Appointment</u>	<u>Current Term</u>
Jimmy Adams	1/18	1/18 – 4/22
Valerie Bentley	4/15	3/18 - 3/21
Tim Brady	9/14	3/18 - 3/21
Neida Heusinkvelt	8/17	3/18 - 3/21
Greg Foss	8/18	8/18 - 3/21
Phil Arbuckle	8/18	8/18 – 4/22
Jereme Foster	4/19	4/19 - 4/22
Keith Hughes	3/20	3/20 – 3/21
Komalpreet Kaur	3/20	3/20 – 3/23

SECTION TWO: This Resolution shall take effect immediately.

ADOPTED by the Governing Body this 3rd day of March, 2020.

SIGNED by the Mayor this this 3rd day of March, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(Seal)

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** City Manager's Office

**STAFF CONTACT:** Liz Ruback

**SUBJECT:** Consideration of Resolution No. 20-1020 reappointing members to the Board of Housing Commissioners.

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**ITEM DESCRIPTION:**

Consideration of Resolution No. 20-1020 reappointing members to the Board of Housing Commissioners.

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**SUMMARY:**

The attached resolution reappointing members to the Board of Housing Commissioners is submitted for consideration by the City Council. The following individuals are recommended:

Ryan Lester            3/20-3/24 (Reappointment)

Corey Stoltz            3/20-3/24 (Reappointment)

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**FINANCIAL IMPACT:**

N/A

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**ACTION NEEDED:**

Consider motion to adopt a resolution reappointing members to the Board of Housing Commissioners.

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**ATTACHMENT(S):**

3-3-20 Housing reappointments resolution

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## RESOLUTION NO. 20-1020

A RESOLUTION REAPPOINTING MEMBERS TO THE OLATHE BOARD OF HOUSING COMMISSIONERS.

WHEREAS, the Olathe Board of Housing Commissioners was created by Ordinance No. 102-C in 1968; and

WHEREAS, the Board membership consists of five (5) members appointed for four (4) year staggered terms; and

WHEREAS, current members and terms of the Board are as follows:

<u>Member</u>	<u>Initial Appointment</u>	<u>Current Term</u>
Vince Donofrio	3/16	8/18 - 8/22
Ryan Lester	6/16	6/16 - 8/19
Heather Schoonover	7/17	8/18 - 8/22
Corey Stoltz	11/07	8/15 - 8/19
Ivy Swift	2/09	8/16 - 8/20; and

WHEREAS, the terms of Ryan Lester and Corey Stoltz have expired;  
and

WHEREAS, the Governing Body finds that it is appropriate to reappoint Ryan Lester and Corey Stoltz for additional terms.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:

SECTION ONE: That reappointments be made so that membership is comprised as follows:

<u>Member</u>	<u>Initial Appointment</u>	<u>Current Term</u>
Vince Donofrio	3/16	8/18 - 8/22
Ryan Lester	6/16	3/20 – 3/24
Heather Schoonover	7/17	8/18 - 8/22
Corey Stoltz	11/07	3/20 -3/24
Ivy Swift	2/09	8/16 - 8/20

SECTION TWO: This Resolution shall take effect immediately.

**RESOLUTION NO. 20-1020**

ADOPTED by the Governing Body this 3rd day of March, 2020.

SIGNED by the Mayor this this 3rd day of March, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(Seal)

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** City Manager's Office

**STAFF CONTACT:** Liz Ruback

**SUBJECT:** Consideration of Resolution No. 20-1021 appointing and reappointing members to the Citizens Police Advisory Council.

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**ITEM DESCRIPTION:**

Consideration of Resolution No. 20-1021 appointing and reappointing members to the Citizens Police Advisory Council.

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**SUMMARY:**

The attached resolution appointing and reappointing members to the Citizens Police Advisory Council is submitted for consideration by the City Council. The following individuals are recommended:

Kyle Kneale            3/20-3/23 (Replacing Sandra Danforth)

Virgina Ortiz           3/20-3/23 (Reappointment)

James Storms         3/20-3/23 (Reappointment)

Dennis Vaverka       3/20-3/23 (Reappointment)

Terry Loudermill      3/20-3/23 (Reappointment)

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**FINANCIAL IMPACT:**

N/A

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**ACTION NEEDED:**

Consider motion to adopt a resolution appointing and reappointing members to the Citizens Police Advisory Council.

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**ATTACHMENT(S):**

3-3-20 CPAC appointments resolution

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## RESOLUTION NO. 20-1021

### A RESOLUTION APPOINTING MEMBERS TO THE CITIZENS POLICE ADVISORY COUNCIL.

WHEREAS, the Citizens Police Advisory Council was created by Ordinance No. 95-08; and

WHEREAS, the Council consists of eleven (11) members appointed for three (3) year staggered terms; and

WHEREAS, current members and terms of the Council are as follows:

<u>Member</u>	<u>Initial Appointment</u>	<u>Current Term</u>
Keith Brown	9/10	8/17 - 8/20
James Libal	10/13	8/17 - 8/20
Virginia Ortiz	2/13	8/16 - 8/19
Kamran Qadir	2/18	8/18 - 8/21
Rosie Serna	4/17	8/17 - 8/20
James Storms	9/12	8/16 - 8/19
Maggie Truitt	2/18	2/18 - 8/20
Dennis Vaverka	10/13	8/16 - 8/19
Erik Erazo	10/18	10/18 - 8/21
Terry Loudermill	10/18	10/18 - 8/19; and

WHEREAS, Sandra Danforth has resigned from the Advisory Council;  
and

WHEREAS, the terms of Virginia Ortiz, James Storms, Dennis Vaverka, and Terry Loudermill have expired; and

WHEREAS, the Governing Body finds that it is appropriate to appoint Kyle Kneale to replace Sandra Danforth; and

WHEREAS, the Governing Body finds that it is appropriate to reappoint Virginia Ortiz, James Storms, Dennis Vaverka, and Terry Loudermill for additional terms.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:

SECTION ONE: That appointments be made so that membership is comprised as follows:

<u>Member</u>	<u>Initial Appointment</u>	<u>Current Term</u>
Keith Brown	9/10	8/17 - 8/20
James Libal	10/13	8/17 - 8/20
Rosie Serna	4/17	8/17 - 8/20
Maggie Truitt	2/18	2/18 - 8/20
Kamran Qadir	2/18	8/18 - 8/21
Erik Erazo	10/18	10/18 - 8/21
James Storms	9/12	3/20 – 3/23
Dennis Vaverka	10/13	3/20 – 3/23
Virginia Ortiz	2/13	3/20 – 3/23

**RESOLUTION NO. 20-1021**

Terry Loudermill  
Kyle Kneale

10/18  
3/06

3/20 – 3/23  
3/20 – 3/23

SECTION TWO: This Resolution shall take effect immediately.

ADOPTED by the Governing Body this 2nd day of October, 2018.

SIGNED by the Mayor this 2nd day of October, 2018.

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Mayor

ATTEST:

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City Clerk

(Seal)

APPROVED AS TO FORM:

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City Attorney





# City of Olathe

## COUNCIL AGENDA ITEM

---

**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** City Manager's Office

**STAFF CONTACT:** Liz Ruback

**SUBJECT:** Recognition of Sandra Danforth for 12 years of service on the Citizens Police Advisory Council.

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**ITEM DESCRIPTION:**

Recognition of Sandra Danforth for 12 years of service on the Citizens Police Advisory Council.

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**SUMMARY:**

Sandra Danforth will be honored for her many years of service to the City of Olathe.

Sandra Danforth  
Citizens Police Advisory Council  
2006-2018

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**FINANCIAL IMPACT:**

N/A

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**ACTION NEEDED:**

Recognition of Sandra Danforth for 12 years of service on the Citizens Police Advisory Council.

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**ATTACHMENT(S):**

None



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** Legal

**STAFF CONTACT:** Ron Shaver and David Bryant

**SUBJECT:** Consideration of approval of the City Council meeting minutes of February 18, 2020 and the Joint City Council and Olathe Board of Education meeting minutes of February 20, 2020.

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**ITEM DESCRIPTION:**

Consideration of approval of the City Council meeting minutes of February 18, 2020 and the Joint City Council and Olathe Board of Education meeting minutes of February 20, 2020.

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**SUMMARY:**

Attached are the City Council meeting minutes of February 18, 2020 and the Joint City Council and Olathe Board of Education meeting minutes of February 20, 2020 for Council consideration of approval.

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**FINANCIAL IMPACT:**

None

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**ACTION NEEDED:**

Approval of the City Council meeting minutes of February 18, 2020 and the Joint City Council and Olathe Board of Education meeting minutes of February 20, 2020.

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**ATTACHMENT(S):**

- A. 02-18-2020 Council Minutes
- B. 02-20-2020 Joint Council and Board of Education Minutes



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**1. CALL TO ORDER**

**Present:** Brownlee, Campbell, Mickelson, McCoy, Bacon, Vogt,  
and Copeland

Others in attendance were City Manager Wilkes, Assistant City Manager Sherman and City Attorney Shaver.

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

**3. PLEDGE OF ALLEGIANCE**

**4. SPECIAL BUSINESS**

- A.** Consideration of Resolution No. 20-1017 reappointing members to serve on and appointing Chair and Vice Chair to the Street Maintenance Sales Tax (SMST) Finance Oversight Committee.

Dianna Wright, Resource Management Director, introduced the members. Mayor Pro Tem Bacon presented certificates of reappointment to Anne Oswald, Chairman, Gregg Herbert, Member, and Doug Svatos, Member. Also reappointed but not present was Carrie Rezak, Vice-Chair.

Motion by McCoy, seconded by Campbell, to approve Resolution No. 20-1017. The motion carried by the following vote:

**Yes:** Brownlee, Campbell, Mickelson, McCoy, and Bacon

**Absent:** Vogt, and Copeland

Councilmember Vogt arrived at 7:03 p.m. and Mayor Copeland arrived at 7:05 p.m.

- B.** Presentation of checks to Mayor's Christmas Tree Fund beneficiaries. Mayor Copeland invited 2019 campaign Board Chair, Brent McCune forward to present checks to the following beneficiaries: Boys and Girls Club of Greater Kansas City, Catholic Charities, Center of Grace Children's Shoe Fund, Center for Grace Clothing Project, El Centro, Friends of the Olathe Public Library, Health Partnership Clinic, Johnson County Christmas Bureau, KVC Kansas,

Mission Southside, Olathe Public Schools Foundations, Salvation Army and Safehome.

## **5. PUBLIC HEARINGS**

- A.** Consideration of a public hearing regarding the levy of special assessments to pay for the costs of Cedar Creek Parkway South of College Boulevard, Project No. 3-B-027-19.  
Prior to taking public comments Mayor Copeland invited Ron Shaver, City Attorney, Gina Riekhof, City Bond Attorney with Gilmore and Bell and Beth Wright, Deputy Public Works Director/City Engineer to give a presentation on benefit districts.

Mr. Shaver gave a brief overview of benefit districts in general and how they work. Gina Riekhof gave a brief history of the benefit districts in Cedar Creek. Beth Wright gave a brief overview on the scope of the improvements and process.

Councilmember Brownlee stated she was wondering what have the developers in this area paid in for the streets to date. Ms. Brownlee asked if they have paid in for what they are typically responsible for.

Ms. Wright stated the developers are responsible for paying for the collector roadways and the residential streets.

Councilmember Brownlee stated a point was made that no one would be in this benefit district if they had previously been in a benefit district. Ms. Wright stated that is correct.

Councilmember McCoy asked if the payments for this district would be for ten years, or twenty years.

Ms. Wright stated twenty years.

Councilmember McCoy asked if a property owner in the benefit district sold their house after ten years would the new property owner be responsible for the balance of the remaining assessments.

Ms. Wright stated that was her understanding.

Councilmember Bacon asked if it were possible for people to not be notified of the possibility of a special assessment when they buy the land or close on a house.

Mr. Shaver stated State statute requires the owner of the land subject to assessments to notify the purchaser about special assessments on the property and would be a requirement for this particular district.

Councilmember Campbell asked what the anticipated interest rate would be.

Mr. Shaver stated the financial advisor anticipates about 2.5 percent.

Councilmember Campbell stated it is a benefit district, so they are paying this, but it is a general obligation bond that we are floating, does that hit our bond rating.

Mr. Shaver stated it is backed by the full faith and credit of the City and the bond rating is taken into account.

Councilmember Campbell asked if we were within our policy.

Dianna Wright, Resource Management Director, stated this project was contemplated in our debt service forecast and this is within the Council debt administrative guidelines.

Councilmember Mickelson stated this district is significantly higher than most in the area with the exception of Hedge Lane. What is the difference.

Ms. Wright stated part of it is the topography plus the north to south roadway is difficult.

Councilmember Mickelson asked if there were a reason why a triangular portion in the northeast as well as to the west were not included in this district.

Mr. Shaver said the area Mr. Mickelson was identifying is College Boulevard and the area to the east is existing Clare Road, which has already been assessed. Mr. Shaver stated there are other areas that have not been created but could be created in the future.

Mayor Copeland opened the public hearing and invited public comments.

Stacy Harper, 25016 W. 114 Court, expressed concerns that the disclosure statement she was provided when she purchased her property in May of 2018 did not list the benefit district being discussed tonight. Ms. Harper stated it is in the property records and on her title disclosure that was given to her a week before closing. Ms. Harper stated at that point she was tens of thousands of dollars into a home, she has relocated here from out of state and you can't walk away from a home build at that point in the game. Ms. Harper stated the title disclosure told her in 2009 it was part of a benefit district assessment, which was passed just over ten years from when she bought her property. Ms. Harper stated her property is also in the Clare Road assessment, so both are showing up on her title disclosures. Ms. Harper stated the amount was not disclosed to her by the developer when she purchased the property, and yet the same developer has turned around and included her property in this potential assessment. Ms. Harper stated their neighborhood already has access to Clare Road and also a proposed road to connect them to College, which will give them two access points out of their neighborhood. Ms. Harper stated they will go no where near Cedar Creek Parkway, they already have sewage and water and their property will not benefit from this. Ms. Harper stated she does not understand why they should be included in this assessment if they do not use the road, sewage, or water.

Kim Knight, 25073 W. 114 Court, commented it was not disclosed to her family when they decided to purchase their home in Cedar Creek and they have been residents for a decade. Ms. Knight stated they were made aware of the proposed benefit district one month ago. Ms. Knight stated they were not notified about this tax,

which is eleven thousand dollars for them. Ms. Knight stated she does not have eleven thousand dollars lying around. Ms. Knight stated that she and her neighbors in phase one will not benefit from this. Ms. Knight stated the lines are not accurate for this district. Ms. Knight stated the only ones benefiting from this road are the developers of Cedar Creek, which they will develop other properties off of this road.

Dustin Niehus, 11366 S. Houston Street, asked if the green portion identified on the map had already been assessed for Clare Road. Mr. Niehus said if it has, it is funny as there are still homes being developed there and they are not being charged for this phase, or the last phase. Mr. Niehus stated he wasn't sure how you could do that as they are not charged for anything. Mr. Niehus said this would not benefit him at all, he did not know about this either and the sign that was posted is up on College. Mr. Niehus believes all the lines need to be redrawn and it should be factored in as to who is going to benefit.

Zach Knight, 25073 W. 114 Court, stated he wanted to know where the inflation calculation came from.

Adam Hutsell, 25049 W. 114 Court, also inquired about the inflation calculation as it isn't 40-45 %. Mr. Hutsell also referenced a map he brought with him regarding Cedar Creek Parkway South and referenced phase 4 and 5, which would be entirely dependent on Cedar Creek Parkway and has been excluded from the district by the developer. Mr. Hutsell pointed out in 2009 that the developer still owned most of these lots and the developer would have been paying for pretty much this benefit district had they done it in 2009. Mr. Hutsell said however, they have waited eleven years to assess the development and it does not make a whole lot of sense. Mr. Hutsell feels the developer is again benefiting from this. Mayor Copeland asked the Deputy City Clerk to get a copy of Mr. Hutsell's map, scan and distribute it to Council.

Tony Henige, 25171 W. 114 Street, asked for a clarification on the special assessments and if they are transferred to future buyers.

Mr. Henige said if he sells his house, who is responsible for this special assessment. Mr. Henige asked if the new buyer does not agree to the special assessment is he on the hook for it.

Hearing no other public comments, Mayor Copeland entertained a motion to close the public hearing.

Motion by Bacon, seconded by Vogt to close the Public Hearing.  
Motion carried by the following vote:

**Yes:** Brownlee, Campbell, Mickelson, McCoy, Bacon, Vogt,  
and Copeland

Mayor Copeland asked Gina Riekhof and Beth Wright to address questions and comments that were brought up in the public hearing.

Ms. Wright addressed the inflation concept stating the construction costs have increased significantly and cited past projects and costs then, versus today.

Ms. Riekhof addressed the question of whether the assessments travel with the ownership of the property and if the assessment must be paid off if a future buyer is unwilling to pay for the assessment. Ms. Riekhof stated all special assessments travel with the land. If a current property owner sold their property tomorrow before the assessment took effect in December 2022 the current property owner would not pay a dime in special assessments. If they sold in year 2 of the special assessments they would not have any responsibility for any of the future years and those assessments would stay with the land and not travel with the individual property owner.

Mayor Copeland asked about the benefit district funding process.

Ms. Riekhof discussed big picture for benefit districts and how there is two ways to fund these large infrastructure projects. Ms. Riekhof stated one way is the developer could pay for 100 percent of the costs of improvement and build into the price of the lot being sold to recover their costs. Ms. Riekhof stated the alternative would be for the city to partner in and help with a benefit district financing, which would spread the costs of the infrastructure over a period of time bringing down the original lot costs and giving the city favorable financing rates to pay for it over time, which is what we are talking about here. Ms. Riekhof stated with respect to properties that have not yet been in a benefit



district there is the master plan that addresses when it is time for the next arterial road improvement discussions to occur about creating a benefit district for those properties to help fund their fair share for the arterials in their area.

Mayor Copeland asked what percent of the roads in Cedar Creek have been paid by a benefit district.

Ms. Riekhof displayed a map of Cedar Creek and stated the shaded area represent those areas that have paid for the arterial roads.

Councilmember Campbell stated according to the maps presented, no property should be assessed for two different districts as was brought up in the public hearing and if by accident they will be corrected.

Ms. Riekhof stated they were very careful to make sure there were no overlap boundaries and no property was assessed twice for arterial road improvements.

Councilmember Bacon wanted clarification as he understood you are talking about square footage and no square footage could be in two separate benefit districts but a property could be.

Ms. Riekhof said that is correct.

Mayor Copeland asked about the lack of notification that was brought up by some of the speakers at the public hearing.

Ms. Riekhof reviewed the process and how it is part of the real estate record. Ms. Riekhof stated there is no prescribed form for the disclosure. Ms. Riekhof also spoke to the notification signs.

Mayor Copeland invited the developer to speak.

John Duggan, 9101 W. 110 Street, Overland Park, was present on behalf of the developer. Mr. Duggan stated they are required to provide notice and have been providing notice since they bought this project from Ashgrove in 2006. Mr. Duggan stated they borrowed and used Ashgrove's disclosure statement and simply have used the same one they had been using for the past thirty years. Mr. Duggan pointed out every homeowner that spoke tonight signed a

disclosure statement they provided to city staff. Mr. Duggan stated in every disclosure statement every homeowner signed there is a table that identifies potential special assessments and those are for areas in the hatched area that have already been assessed and taxes show up on their tax bill. Mr. Duggan read the following statement that every homeowner that spoke tonight signed: "I also understand that my property may be subject to special assessments in the future arising out of the formation of benefit districts for the construction of roads and/or installation of sewer, water, and/or other utilities". Mr. Duggan stated this is in every single disclosure statement. Mr. Duggan stated this benefit district was formed in December of 2019 and not one of the property owners in this benefit district bought a house after December of 2019 and closed on it before tonight, it didn't happen. Mr. Duggan stated all of these people were buying homes in 2014, 2015, 2016, 2017 and 2018. Mr. Duggan stated the benefit district that had been formed back in 2008 was never going to go forward. Mr. Duggan stated the inflation adjusted rate on that, \$1.10, carried forward to today would be about a \$1.50. Mr. Duggan stated had they left that one in place, and asked you to approve that one, it would be about a \$1.50 per square foot and not a \$1.01. Mr. Duggan stated they worked with the city staff to expand the area voluntarily as the developer, increased the amount of their property to be included and subject to the special assessments and put a twenty year amortization to drive the number down to a \$1.01. Mr. Duggan stated this was a brand new benefit district that's never been required to be disclosed to anybody that was formed in December of 2019. Mr. Duggan stated they have been telling everybody since 2001 when Ashgrove Cement owned it, and 2008 when the applicant took over. Mr. Duggan stated everybody has been talking about the only way to build the roads through this part of the city is through benefit districts and make the people share equally in their per square foot price on the homes going forward. Mr. Duggan stated everybody knew, and cited public record 01-08, stating they have been telling people that bought a house in Cedar Creek, you need to sign this disclosure form that says you understand that your property may be in a future benefit district. Mr. Duggan stated as of today they are trying to get the road to continue on, part of which is the hallmark, not because of their efforts, but what Ashgrove did thirty years ago and this is by far the best residential community in the Kansas City metropolitan area and it is in your city. Mr. Duggan stated they are following city guidelines, working diligently with city staff to try to find the best way to get this road built including putting a bunch of their property in there that was not originally required to be in this benefit district to drive the number down. Mr.

Duggan said he thinks everybody knew this was what was coming, as it's been disclosed, it's a public record and has been out in the front for everybody to know about since the 1990's. Mr. Duggan stated he thinks it is time to get it done because they have been working on this since 2006 when they bought the project. Mr. Duggan emphasized they have been working with staff on a plan to build roads, and now they have a plan to build roads, which they ask you to approve tonight.

Mayor Copeland asked Mr. Duggan about the comment one person made that the estimate was .30 cents a foot.

Mr. Duggan stated there has never been an estimate of .30 cents a foot on this road that he had ever heard of, and if it was it would have been a hallucination because the original one in 2008 was \$1.09. Mr. Duggan stated he did not remember anybody ever telling or suggesting .30 cents a foot.

Councilmember Mickelson inquired if the unshaded portion to the left on the map, is the idea that this would go to build Cedar Niles Boulevard and extend Cedar Niles, or was that not part of it.

Mr. Duggan stated they have an agreement with the City as part of this that they are building Cedar Niles Road from it's terminus point at College where it stops today all the way to College Boulevard then through College Boulevard and all the way over to Cedar Creek Parkway South. Mr. Duggan stated the collector roads are on the developers nickel. Mr. Duggan stated they have built every collector road and every residential road in that subdivision out of their own pocket. Mr. Duggan stated all the arterial roadways, Cedar Creek Parkway, Valley Parkway and this road have all been financed as you can see by the hashed area with a benefit district.

Councilmember Mickelson stated if you included the western side that would drive down the price per foot.

Mr. Duggan stated with the western side they would do one of two things, it will be in a benefit district to build College Boulevard, or as they have already done with the other little blue hatched area they will put up the .21 cents per square foot which is the excise tax they pay as the developer. Mr. Duggan stated they are happy to do either one, but it is cheaper for them to do the excise tax, but

they have been willing to work with staff to do the benefit districts. Mr. Duggan stated the area west of the blue line is an area that they will either be taxed on as an excise tax basis, or they will contribute that property to a future benefit district and pay the per square foot price to build roads in the future.

Mayor Copeland asked how long has it been .21 cents a foot.

Mr. Duggan stated probably fifteen years at least and deferred to Beth Wright, Deputy Public Works Director. Ms. Wright stated she did not remember the specific year, but the State put a cap on the excise tax and thought it was in the early 2000's. Ms. Wright stated as the price of roads have gone up we do not have the ability without a vote to increase the excise tax.

Mayor Copeland stated we have held a public hearing, received a lot of comments and questions and this has been scheduled for a vote tonight, but it is not required they vote on it tonight if they need additional time for additional information. Mr. Copeland asked the Council what their pleasure was.

Councilmember McCoy stated he would like to see them spend a little more time as he has empathy for the woman that stated the lines go right through her property and is part of two different districts there. Mr. McCoy stated he would like to see what we can do staff wise, or whatever, to make it fair to everyone concerned. Mr. McCoy stated he was not sure if the next Council meeting date would give them enough time to do this or not.

Councilmember Campbell stated he has empathy too, but who is not here tonight is the 143,000 people who have to pay for this. Mr. Campbell stated we have had a long standing policy that growth pays for itself. Mr. Campbell stated he does not want to rush this if we need more time, but it will not change the policy. Mr. Campbell stated he was ready to vote, or we could have more time.

Councilmember Bacon commented he agrees with Councilmember Campbell and this area is a beautiful area. Mr. Bacon thinks if you live there you have to expect the roads are going to be more expensive. Mr. Bacon stated the fact that it is a dollar a square foot that he appreciates the developer adding more of their land area into the district so it will bring the cost down. Mr. Bacon stated he is ready to go and not sure what is going to happen in two weeks. Mr. Bacon stated if we wait too long the construction costs will go up and asked if a new

engineers estimate will be required and at what point does that number change.

Ron Shaver, City Attorney stated he wanted to address Councilmember McCoy's question over the lines being where they were. Mr. Shaver said the lines were drawn from the master plan before these subdivisions were platted. Mr. Shaver said the subdivision plat lines do not necessarily follow the lines of the benefit district boundaries. Mr. Shaver stated the City Council, three or four years ago amended its benefit district policy so that going forward new benefit districts would have the developer basically try to follow those benefit district boundary lines so we would not have this situation. Mr. Shaver said at the time back in 2008 this was the policy so it just happened in this particular case some properties would have been in the district and a portion of their property paid to that district and another portion would have paid in the other.

Mayor Copeland asked if we could not amend the language to fix this.

Mr. Shaver stated it would require a revised petition and would require some of the property that was already in another district to pay more. Mr. Shaver said all of those lots would be paying assessments for this with some for this district and some for another.

Councilmember Mickelson asked the Mayor if he were talking about future benefit districts.

Mayor Copeland stated he was thinking about this one. Mr. Copeland stated we have never had testimony before where someone has come up and said their property was in two different benefit districts. Mr. Copeland said he understands the per square foot business, but it is hard to try and keep track of all of that.

Gina Riekhof, bond attorney, stated if we were to deviate from the line you are either going to have a property that is not paying all of their fair share because half is paying for Clare and half is paying for nothing and their neighbor is paying 100% for Clare and their other neighbor is paying 100% for Cedar Creek Parkway. Ms. Riekhof stated the thought process was the most equitable way as either you have to take somebody completely out and they are not paying their fair share at all, or you put them in and then they have to pay twice, which is not fair either.

Mayor Copeland stated that everybody in this neighborhood no matter where you live, no matter what road you drive on, you are driving on roads you did not pay for, which somebody else paid for is what he is hearing you saying.

Ms. Riekhof stated that was a fair way to state it.

Mayor Copeland stated a motion was in order.

Councilmember Bacon stated he was fine with waiting two weeks.

Councilmember McCoy asked if there were some way so a person does not pay twice.

Councilmember Bacon stated it seems to him if someone has a 15,000 square foot lot and 5,000 has been assessed on Clare then the maximum amount you can assess for Cedar Creek Parkway would be 10,000.

Ms. Riekhof stated that was exactly right.

Councilmember Bacon stated it could also be that they were assessed for less on Clare.

Councilmember Brownlee asked concerning the issue of notice she is taking that this is one of those things that when someone closes on their mortgage they are handed umpteen different papers to sign and that meets the requirement, and statutory requirement for notice, but if it is five years down the road you have no idea what was on those twenty different pieces of paper. Ms. Brownlee asked if that is the notice that they would have been given regarding this benefit district?

Ms. Riekhof stated she could not speak specifically to the piece of paper Mr. Duggan was pointing out regarding the process that disclosure was provided. Ms. Riekhof thought one of the speakers talked about the title report being provided about a week in advance of the closing and the title report would disclose that. Ms. Riekhof stated typically you would see that in advance of the closing date with all of the papers for your mortgage, but she could not speak specifically to any of the specific property owners and when they would have

gotten notice.

Councilmember Brownlee asked Mr. Duggan to address that, please.

Mr. Duggan stated when you are involved in buying a home transaction you usually get a preliminary title report and the preliminary title report is going to show everything, all the special assessments, and so everybody knows. Mr. Duggan stated to answer the Mayor's concern there are multiple benefit districts here. Mr. Duggan said there is a sewer benefit district we have been paying about \$2 million on to extend the sewer line up there. Mr. Duggan said all of these homes have a sewer benefit district, so there are layers of taxes that go on your tax bill and this is just one of many benefit districts that are out there. Mr. Duggan continued when you get an initial title report when you buy a house you don't get it in the first time you see it in the title report seven days before closing. Mr. Duggan stated there is a preliminary title report, which is the standard documentation in buying a piece of real estate. Mr. Duggan said when you get a preliminary one you have a period of time to object and say I don't want to buy this property because there is a sewer special assessment, or there is a street special assessment. Mr. Duggan stated you have a due diligence, or title review period in your contract and then if you look at that preliminary title report and you say okay the time period runs I'm not going to accept this preliminary title report you get a final title report and if there is something different on the final title report then the preliminary you probably have a complaint. Mr. Duggan stated usually all this stuff is going to be on a preliminary and final title reports and then you close on your house knowing what you get, but in this case there has never been a benefit district with anything on the title report of a special assessment because they have never levied them as work never got done. Mr. Duggan stated this thing got formed that you are voting on tonight in December of 2019. Mr. Duggan stated the old one never got finalized, it showed up on their title reports, but they never paid a tax on it, there was never a special assessment, but they were aware their house was in one and we kept notifying everybody saying in the future you definitely need to be prepared to be in a benefit district for roads and now we are finally here and do a final one and the final one is actually a lot less expensive than the one that was previously proposed because we did work with staff. Mr. Duggan stated that they have put more of their property in to drive the price down. Mr. Duggan stated the notice you get it coming and going, it's in the public forum, it's on signs and it's in the title report.

Councilmember Mickelson stated he is ready to vote on this and they have all the information they need. Mr. Mickelson stated the question of the split houses they are not getting billed twice as it is part of two different districts with half of their land in one and half in the other. Mr. Mickelson stated before they vote he wanted to give a quick explanation that he has gone back and forth on this and for residents he totally understands where they are coming from. Mr. Mickelson said personally he would rather see this built into part of the land as he thinks that is how the free market works, but your land might be more expensive if you have to build these kind of infrastructure. Mr. Mickelson continued, however, we have had benefit districts all over the City if you look at the larger map and there are benefit districts all over Cedar Creek. Mr. Mickelson stated there is a small portion that unfortunately didn't get one because something happened then that part didn't have one, but the overarching part of Cedar Creek has had these benefit districts so he believes the equitable way to go forward is to follow that path in this area and then consider/reconsider potentially talking about how we do it in the future, which he thinks that might be something they can discuss whether it is whole pieces of property, or some other route. Mr. Mickelson stated he personally would rather see it as an excise tax kind of thing on the development. Mr. Mickelson said we can talk strategy going forward but he thinks the Cedar Creek area has had a pretty consistent history with these type of benefit districts.

Councilmember Bacon stated it might be a mute point if they are ready to move forward, but he wondered at what point do they have to get another engineers estimate.

Deputy Public Works Director Wright stated if you put it off twelve months they would revise the estimate. Ms. Wright stated with the current schedule that they showed you we would anticipate we can complete design so the estimates are based on construction beginning this winter and completing it this fall. Ms. Wright said if we go twelve months we would need to update the estimate.

Councilmember Bacon stated it is possible after the construction bills come in that it is \$8 million instead of \$9.3 million and so the final assessment would be less.

Deputy Public Works Director Wright said it is possible and we tell the residents



that the \$1.01 per square foot is the maximum.

Councilmember Campbell asked if we have ever gone over on a benefit district. Ms. Wright stated not that she is aware of.

- B.** Consideration of Ordinance No. 20-05, authorizing the levy of special assessments in the Cedar Creek Parkway (south of College Boulevard) benefit district, Project No. 3-B-027-19.

Motion by Bacon, Seconded by Vogt to approve Ordinance No. 20-05.  
Motion carried with the following vote:

**Yes:** Brownlee, Campbell, Mickelson, McCoy, Bacon, Vogt,  
and Copeland

## **6. CONSENT AGENDA**

Councilmember McCoy requested item L be removed for separate consideration and vote. Mr. McCoy also would like to comment on item J after the vote is taken.

Motion by Bacon, seconded by Vogt to approve the consent agenda with the exception of item L. The motion carried by the following vote:

**Yes:** Brownlee, Campbell, Mickelson, McCoy, Bacon, Vogt,  
and Copeland

- A.** Consideration of approval of the City Council meeting minutes of February 4, 2020.  
Approved
- B.** Consideration of a pawnbroker/precious metal dealer license application for M West, Inc., d/b/a Moshiri Jewelry, located at 14937 W. 119th Street.  
Approved
- C.** Consideration of new drinking establishment applications for BHM Sports, LLC, located at 1671 E. Kansas City Road and Homefield Olathe, located at 2115 E. Kansas City Road.  
Approved
- D.** Consideration of renewal of contract with Columbia Capital Management, LLC for financial advisory services.  
Approved
- E.** Renewal of contract to Charlesworth & Associates for risk management services for the Human Resources Division of the Resource Management Department.

Approved

- F.** Consideration of Engineer's Estimate, acceptance of bids and award of contract to Phoenix Concrete, LLC for construction of the 2020 Local and Collector Street Mill and Overlay Project - Group B, PN 3-P-006-20.

Approved

- G.** Consideration of Engineer's Estimate, acceptance of bids and award of contract to VF Anderson Builders, LLC for the construction of the Lake Side Acres Street Reconstruction Project, PN 3-R-002-20; the Lake Side Acres Sanitary Sewer Rehabilitation Project, PN 1-R-104-17; and the Stevenson Street Stormwater Improvements Project, PN 2-C-014-18.

Approved

- H.** Consideration of Engineer's Estimate, acceptance of bids and award of contract to Wiedenmann, Inc. for construction of the W Cedar Street Sewer Service Lateral Improvements Project, PN 1-R-001-19.

Approved

- I.** Consideration of Engineer's Estimate, acceptance of bids and award of contract to Pyramid Contractors, Inc. for construction of the Lone Elm Road, Old 56 Hwy to 151st, Improvements Project, PN 3-C-084-17.

Approved

- J.** Consideration of Supplemental Agreement No. 6 with HDR Engineering, Inc. for design of the Lone Elm Road, Old 56 Hwy to 151st, Improvements Project, PN 3-C-084-17.

Approved

- K.** Consideration of a Relocation Agreement with Evergy Kansas Central, Inc. for the Mahaffie Circle Improvements Project, PN 3-C-107-17.

Approved

- L.** Consideration of renewal of contract to CES Industrial Piping Supply LLC for the purchase of high-density polyethylene pipe & fittings and the rental of fusion equipment for the Public Works Department.

Motion by Bacon, seconded by Vogt to approve consent agenda item L. The motion carried by the following vote:

**Yes:** Brownlee, Campbell, Mickelson, McCoy, Bacon, Vogt, and Copeland

- M.** Acceptance of bids and consideration of award of contract to NSG Brown's, LLC for the replacement of the membrane piping at Water Treatment Plant #2.

Approved

Councilmember McCoy commented on item J that he appreciates the

engineers finding us savings on this project and staff for finding additional grant money for the project.

## **7. NEW BUSINESS-PUBLIC WORKS**

- A.** Consideration of Resolution No. 20-1018 authorizing a survey and description of land or interest to be condemned for the Mill Creek, Prairie to Cedar, Phase 1, Stormwater Improvements Project, PN 2-C-030-18.

Motion by Bacon, Seconded by Vogt to approve Resolution No. 20-1018. Motion carried with the following vote:

**Yes:** Brownlee, Campbell, Mickelson, McCoy, Bacon, Vogt, and Copeland

- B.** Consideration of Ordinance No. 20-06 approving an engineer's survey and authorizing the acquisition of land for the Mill Creek, Prairie to Cedar, Phase 1, Stormwater Improvements Project, PN 2-C-030-18.

Motion by Bacon, Seconded by Vogt to approve Ordinance No. 20-06. Motion carried with the following vote:

**Yes:** Brownlee, Campbell, Mickelson, McCoy, Bacon, Vogt, and Copeland

## **8. NEW CITY COUNCIL BUSINESS**

Councilmember Brownlee stated she would be interested to know what the cost difference is when an excise tax is utilized versus a benefit district.

Michael Wilkes, City Manager, stated staff can do a presentation at a study session.

Councilmember McCoy stated the recent Governing Body retreat was very productive. Mr. McCoy stated he attended the Inclusion Connection event at the Embassy Suites and thought there were over 600 people in attendance. Mr. McCoy stated the event was awesome and helps a lot of kids.

Councilmember Mickelson stated he has been speaking with Susan Sherman, Assistant City Manager, about a potential proposal to train the next generation of potential leaders. Mr. Mickelson would like to see the Teen Council more involved with the City Council and wanted to let Council know this would be coming their way in the next few weeks.

Mayor Copeland mentioned the DirectionFinder survey that was presented at

the last City Council meeting and the extraordinary results of the city team. Mr. Copeland stated the City Council appreciates and wanted to thank Mr. Wilkes and city staff for all they do.

**9. END OF TELEVISED SESSION**

**10. GENERAL ISSUES AND CONCERNS OF CITIZENS**

Mayor Copeland asked the City Clerk if anyone has signed up to address the Council. David Bryant, Deputy City Clerk, indicated we have one speaker and Mr. Bryant proceeded to read the rules pertaining to addressing the City Council.

Mark Adams, 15969 S. Clairborne Street, asked the Council to consider televising the planning session in addition to the regular session of the Council meeting.

**11. CONVENE FOR PLANNING SESSION**

**A. DISCUSSION ITEMS**

1. Discussion of Federal Legislative Agenda.  
Tim Danneberg, Communications and Customer Service Director, completed a presentation. Mr. Danneberg answered questions and accepted comments from the City Council.
2. Discussion of the 2020 Downtown Outdoor Sculpture Exhibit.  
Renee Rush, Parks and Recreation Program Analyst, completed a presentation and addressed comments from the City Council. Ms. Rush stated the item would come back to Council for approval at their March 3 City Council meeting.

Mayor Copeland called for a five minute break at 9:20 p.m. prior to the remaining discussion items.

3. Discussion on the I-35 & 119th Street Interchange Improvements Project, PN 3-C-026-16.  
Beth Wright, Deputy Public Works Director and Jesse Miguel, Senior Bridge Architect with HNTB Coporation, completed a presentation.

City Council members provided comments and staff addressed City Council questions.

**4. Discussion on BNSF Emporia Subdivision (West Tracks) Grade Separation Options.**

Nate Baldwin, Assistant City Engineer, completed a presentation on various options to grade separate railroad crossings on the west side of town.

Staff addressed questions and comments from the City Council and completed a dot poll with Council to identify options to examine at an upcoming Capital Improvement Plan process.

Councilmember Campbell left the meeting at 10:30 p.m.

**12. ADDITIONAL ITEMS**

Councilmember Vogt thanked Friends of Olathe for the flowers for her husband as well as for all the well wishes.

Councilmember Bacon stated the trees on the east side of Menards (home improvement store at 14011 W. 135 st.) that were supposed to be a buffer had been removed and understood staff is in contact with them about this. Mr. Bacon also congratulated Susan Sherman, Assistant City Manager, on her award for excellence in public service.

Councilmember McCoy stated he had attended the Kansans for Life event this past week and Tim Tebow was a speaker.

Councilmember Mickelson thanked Mr. Wilkes and staff for bringing information to Council before any development occurs along the railroad.

**13. ADJOURNMENT**

The meeting adjourned at 10:53 p.m.

David F. Bryant III, MMC  
Deputy City Clerk



---

A joint meeting of the Olathe Public School Board and City of Olathe Governing Body was held at the Indian Creek Library, located at 16100 W. 135th Street.

**1. CALL TO ORDER**

**Present:** Brownlee, Mickelson, McCoy, Bacon, Vogt, and Copeland  
**Absent:** Campbell

Board of Education members present: Shannon Wickliffe, Joe Beveridge, Brent McCune, Brad Boyd, LeEtta Felter, Brian Geary and Kristin Schultz.

Others in attendance: Michael Wilkes, City Manager; Susan Sherman, Assistant City Manager; Ron Shaver, City Attorney; City Department Directors and Olathe Public School Professional Staff.

Mayor Copeland welcomed everyone to tonight's meeting.

**2. PRESENTATIONS**

**A. Downtown Development**

Emily Carrillo, Senior Planner for the City of Olathe, completed a presentation on the development in downtown Olathe.

**B. 21st Century Public Safety Academy**

John Williams, Olathe Police Dept. Major and Joshua Parrish, Olathe Fire Dept. Battalion Chief, completed a presentation on the 21st Century Public Safety Academy.

**C. Fire Station & Training Center**

Bruce Hartig, City of Olathe Fire Dept. Division Chief, completed a presentation on the Fire Station and Training Center.

**D. SRO Program Expansion**

Jeffrey Bragg, City of Olathe Police Dept. Major, completed a presentation on the Student Resource Officer program expansion.

**E. Crossing Guard Program**

Jeffrey Bragg, City of Olathe Police Dept. Major, completed a presentation on the Crossing Guard program.

**F. 2040 Strategic Plan**

John Allison, Olathe Public School Superintendent and Susan Sherman, City of Olathe Assistant City Manager, completed a presentation on the 2040 Strategic Plan.

**3. OTHER BUSINESS**

Mayor Copeland and Shannon Wickliffe, Olathe School Board President, gave closing remarks.

**4. ADJOURNMENT**

The meeting adjourned at 7:26 p.m.

David F. Bryant III, MMC

Deputy City Clerk



# City of Olathe

## COUNCIL AGENDA ITEM

---

**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** Legal

**STAFF CONTACT:** Ron Shaver and Brenda Long

**SUBJECT:** Consideration of drinking establishment renewal applications for PB&J Robin, LLC, d/b/a Red Robin, located at 20155 W. 153rd Street, and The Other Place-Olathe, Inc., located at 16590 W. 135th Street.

---

**ITEM DESCRIPTION:**

Consideration of drinking establishment renewal applications for PB&J Robin, LLC, d/b/a Red Robin, located at 20155 W. 153rd Street, and The Other Place-Olathe, Inc., located at 16590 W. 135th Street.

---

**SUMMARY:**

The applications for the businesses noted below have been submitted for a drinking establishment license in accordance with Title 7, Liquor Laws, of the Olathe Municipal Code (OMC). The applications are available in the City Clerk's office for review.

PB&J Robin, LLC  
d/b/a Red Robin  
20155 W. 153<sup>rd</sup> Street  
Olathe, KS 66062

The Other Place - Olathe, Inc.  
16590 W. 135<sup>th</sup> Street  
Olathe, KS 66062

---

**FINANCIAL IMPACT:**

The license fee as established in Title 7 of the Olathe Municipal Code in the amount of \$500.00 for a drinking establishment has been collected for these license applications.

---

**ACTION NEEDED:**

Approve these applications for a license as part of the consent agenda.

---

**ATTACHMENT(S):**

A: PB&J Robin, LLC

B: The Other Place - Olathe, Inc.



## Brenda Long

---

**From:** Brenda Long  
**Sent:** Tuesday, February 11, 2020 1:07 PM  
**To:** Benjamin Laxton; Carl Anderson; David Bryant; Dennis Pine; Dianna Wright; GIS Shared; James Gorham; Jo Prochko; Rachelle Breckenridge  
**Subject:** DEL - PB&J Robin 02-11-20  
**Attachments:** DEL - PB&J Robin 02-11-20.pdf

Tracking:	Recipient	Response
	Benjamin Laxton	Approve: 2/12/2020 11:04 AM
	Carl Anderson	Approve: 2/20/2020 2:04 PM
	Dianna Wright	Approve: 2/11/2020 3:21 PM
	GIS Shared	Approve: 2/12/2020 2:34 PM
	James Gorham	Approve: 2/18/2020 8:37 AM
	Rachelle Breckenridge	Approve: 2/21/2020 10:34 PM

Please use the voting tab to make comments and recommendations for the attached renewal drinking establishment license application by February 18.

[Brenda Long](#), Assistant City Clerk

(913) 971-8675 | [OlatheKS.org](http://OlatheKS.org)

Resource Mgmt | City of Olathe, Kansas

**Setting the Standard for Excellence in Public Service**





To: Brenda Long, Assistant City Clerk  
From: Dianna Wright, Director of Resource Management  
Subject: Liquor License Renewal  
Date: February 11, 2020

Resource Management is in receipt of PB&J Robin, LLC (dba Red Robin) liquor license renewal application.

In accordance with Title 7 section 7.06.020 and in reviewing the Statement of Gross Receipts for of PB&J Robin, LLC (dba Red Robin), I hereby determine that the application meets the requirements as set forth by the above reference section.

Should you require any additional information please do not hesitate to let me know.

---

## CITY OF OLATHE



## DRINKING ESTABLISHMENT LICENSE APPLICATION

Date: 1/28/2020 Business Phone: 913 - 390 - 1400Name of Establishment: PBJ Robin LLC DBA: Red RobinName of Applicant: Brian FlavinBusiness Address of Applicant: 2055 W 153<sup>rd</sup> St Olathe KS 66062  
City State ZipE-mail Address of Applicant (optional): brian@eatpbg.comLegal description of premises: Lot 9A Southgates Retail Center subdivision  
in City of Olathe, Johnson County KS

Owner of premises (if different than applicant): \_\_\_\_\_

Address of owner of premises: 10220 W 87<sup>th</sup> St Overland Park KS 66212  
City State Zip

## Items required that must accompany this application:

- A. Site Plan: Attach a drawing of the premises showing the location in relation to other buildings, structures, parking areas, public or private streets, and sidewalks within 200 feet. The site plan should include the number of parking spaces, seating capacity and number of employees servicing the largest shift.**
- B. Copy of Kansas Liquor License Application**
- C. Copy of renewed State of Kansas drinking establishment license (May be submitted separately after issuance by the state)**
- D. License Fee (\$500.00 – 2 year licensing period)**

The biennial fee for Drinking Establishments authorized by K.S.A. Supp. 41-2622 is hereby established and fixed at **FIVE HUNDRED DOLLARS (\$500.00)**. All applications for new or renewal city licenses shall be submitted to the City Clerk for consideration by the Governing Body. No license fee shall be refunded for any reason.

TO THE BEST OF MY KNOWLEDGE, THE ABOVE INFORMATION IS CORRECT AND TRUTHFUL.

Paul Khoury  
Name of Applicant (Print Please)

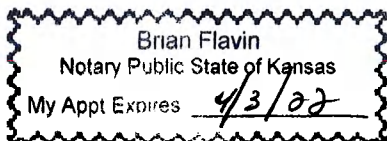
State of Kansas

[Signature]  
Signature

County of Johnson

Managing Member  
Title

Brian Flavin  
Notary



SEAL

Sworn and subscribed before me this

This 01 day of 31, 2020

# Cash Receipt



Receipt #: 50115  
User: BRENDADL  
Dept: CC  
Date: 02/11/2020  
Time: 12:41:00

CITY OF OLATHE - CITY CLERK CASH RECEIPT  
PO BOX 768  
OLATHE KS 66061

Customer: PB&J Robin LLC

THANK YOU FOR YOUR PAYMENT

ON BEHALF OF CITY TREASURER, DIANNA WRIGHT \_\_\_\_\_

Item	Description	Notes	Amount
DRINKING ESTAB	PB&J Robin LLC	28073	\$500.00
<b>**Final**      Total Received</b>			<b>\$500.00</b>

## Brenda Long

---

**From:** Brenda Long  
**Sent:** Tuesday, February 4, 2020 4:26 PM  
**To:** Benjamin Laxton; Carl Anderson; David Bryant; Dennis Pine; Dianna Wright; GIS Shared; James Gorham; Jo Prochko; Rachelle Breckenridge  
**Subject:** DEL - The Other Place 02-04-20  
**Attachments:** DEL - The Other Place 02-04-20.pdf

Tracking:	Recipient	Response
	Benjamin Laxton	Approve: 2/5/2020 8:43 AM
	Carl Anderson	Approve: 2/20/2020 2:04 PM
	Dianna Wright	Approve: 2/5/2020 3:26 PM
	GIS Shared	Approve: 2/10/2020 9:58 AM
	James Gorham	Approve: 2/25/2020 2:25 PM
	Rachelle Breckenridge	Approve: 2/25/2020 7:47 PM

Please use the voting tab to make comments and recommendations for the attached renewal drinking establishment license application by February 12.

Brenda Long, Assistant City Clerk

(913) 971-8675 | [OlatheKS.org](http://OlatheKS.org)

Resource Mgmt | City of Olathe, Kansas

**Setting the Standard for Excellence in Public Service**





To: Brenda Long, Assistant City Clerk  
From: Dianna Wright, Director of Resource Management  
Subject: Liquor License Renewal  
Date: February 5, 2020

Resource Management is in receipt of The Other Place – Olathe, Inc liquor license renewal application.

In accordance with Title 7 section 7.06.020 and in reviewing the Statement of Gross Receipts for of The Other Place – Olathe, Inc, I hereby determine that the application meets the requirements as set forth by the above reference section.

Should you require any additional information please do not hesitate to let me know.

---



# RECEIVED

FEB 04 2020

CITY OF OLATHE  
CITY CLERK OFFICE

CITY OF OLATHE



## DRINKING ESTABLISHMENT LICENSE APPLICATION

Date: 2/4/20 Business Phone: 913.791-9500  
Name of Establishment: THE OTHER PLACE - OLATHE, INC.  
Name of Applicant: BRIAN WHITE 16590 W. 135th Street  
Business Address of Applicant: 16436 S. PARKWOOD OLATHE KS 66062  
City State Zip  
E-mail Address of Applicant (optional): B.WHITE@THEOTHERPLACE.COM  
Legal description of premises: RESTAURANT

Owner of premises (if different than applicant): TROY STEDMAN  
Address of owner of premises: 16412 S. MONROVIA OVERLAND PARK, KS 66214  
City State Zip

### Items required that must accompany this application:

- A. Site Plan: Attach a drawing of the premises showing the location in relation to other buildings, structures, parking areas, public or private streets, and sidewalks within 200 feet. The site plan should include the number of parking spaces, seating capacity and number of employees servicing the largest shift.
- B. Copy of Kansas Liquor License Application
- C. Copy of renewed State of Kansas drinking establishment license (May be submitted separately after issuance by the state)
- D. License Fee (\$500.00 – 2 year licensing period)

The biennial fee for Drinking Establishments authorized by K.S.A. Supp. 41-2622 is hereby established and fixed at **FIVE HUNDRED DOLLARS (\$500.00)**. All applications for new or renewal city licenses shall be submitted to the City Clerk for consideration by the Governing Body. No license fee shall be refunded for any reason.

TO THE BEST OF MY KNOWLEDGE, THE ABOVE INFORMATION IS CORRECT AND TRUTHFUL.

BRIAN WHITE  
Name of Applicant (Print Please)  
Brian White  
Signature  
AREA MANAGER  
Title

State of Kansas  
County of Johnson  
Brenda D. Long  
Notary

Sworn and subscribed before me this

This 4<sup>th</sup> day of February, 2020



# Cash Receipt



Receipt #: 50076  
User: BRENDADL  
Dept: CC  
Date: 02/04/2020  
Time: 12:53:02

CITY OF OLATHE - CITY CLERK CASH RECEIPT  
PO BOX 768  
OLATHE KS 66061

Customer: The Other Place

THANK YOU FOR YOUR PAYMENT

ON BEHALF OF CITY TREASURER, DIANNA WRIGHT \_\_\_\_\_

Item	Description	Notes	Amount
DRINKING ESTAB	The Other Place	7509	\$500.00
<b>**Final**      Total Received</b>			<b>\$500.00</b>





# City of Olathe

## COUNCIL AGENDA ITEM

---

**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** Legal

**STAFF CONTACT:** Ron Shaver and Brenda Long

**SUBJECT:** 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.

---

**ITEM DESCRIPTION:**

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.

---

**SUMMARY:**

The applicants noted below have applied for a pawnbroker/precious metal dealer license. In accordance with Section 5.42.040 of the Olathe Municipal Code, a recommendation has been submitted on behalf of the Chief of Police. The applicants have met the necessary requirements for issuance of a pawnbroker/precious metal dealer license and the applications are recommended for approval by staff.

The applications are available for review in the City Clerk's Office.

Olathe Trading Post, Inc.  
2049 E. Santa Fe  
Olathe, KS 66062

Heartland Pawnbrokers, LLC  
395 N. Ridgeview  
Olathe, KS 66061

---

**FINANCIAL IMPACT:**

The applicants have paid the \$25.00 license fee in accordance with Chapter 5.42 of the Olathe Municipal Code.

---

**ACTION NEEDED:**

Approve the applications for issuance of a license as part of the consent agenda.

---

**ATTACHMENT(S):**

- A. Olathe Trading Post, Inc. - Staff Recommendations
- B. Heartland Pawnbrokers, LLC - Staff Recommendations

## Brenda Long

---

**From:** Brenda Long  
**Sent:** Thursday, February 13, 2020 1:24 PM  
**To:** Carl Anderson; GIS Shared; Rachelle Breckenridge; Shannon Brandau  
**Subject:** PPMDL - Olathe Trading Post 02-13-20  
**Attachments:** PPMDL - Olathe Trading Post 02-13-20.pdf

Tracking:	Recipient	Response
	Carl Anderson	Approve: 2/20/2020 2:04 PM
	GIS Shared	Approve: 2/19/2020 8:25 AM
	Rachelle Breckenridge	Approve: 2/21/2020 8:56 PM

Please use the voting tab to make comments and recommendations for the attached application by February 20.

Thank you.

Brenda Long, Assistant City Clerk

(913) 971-8675 | [OlatheKS.org](http://OlatheKS.org)

Resource Mgmt | City of Olathe, Kansas

**Setting the Standard for Excellence in Public Service**



## Brenda Long

---

**From:** Brenda Long  
**Sent:** Thursday, February 20, 2020 1:54 PM  
**To:** Carl Anderson; GIS Shared; Rachelle Breckenridge; Shannon Brandau  
**Subject:** PPMDL - Heartland Pawnbrokers 02-20-20  
**Attachments:** PPMDL - Heartland Pawnbrokers 02-20-20.pdf

Tracking:	Recipient	Response
	Carl Anderson	Approve: 2/26/2020 9:22 AM
	GIS Shared	Approve: 2/24/2020 12:46 PM
	Rachelle Breckenridge	Approve: 2/26/2020 3:54 PM

Please use the voting tab to make comments and recommendations for the attached Distance Restricted Business License Application for Heartland Pawnbrokers, located at 395 N Ridgeview by February 27.

Please let me know if you have questions.

[Brenda Long](#), Assistant City Clerk

(913) 971-8675 | [OlatheKS.org](http://OlatheKS.org)

Resource Mgmt | City of Olathe, Kansas

**Setting the Standard for Excellence in Public Service**





# City of Olathe

## COUNCIL AGENDA ITEM

---

**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** City Manager's Office

**STAFF CONTACT:** Kim Delana

**SUBJECT:** Consideration of authorization for the City Manager to attend the 2020 TLG Conference in Phoenix, AZ, May 5 - 8, 2020.

---

**ITEM DESCRIPTION:**

Consideration of authorization for the City Manager to attend the 2020 TLG Conference in Phoenix, AZ, May 5-8, 2020.

---

**SUMMARY:**

The City Council is asked to consider travel authorization for City Manager, Michael Wilkes, to attend the Transforming Local Government Conference in Phoenix, AZ. This year's conference is scheduled for May 5 - 8, 2020.

---

**FINANCIAL IMPACT:**

Funding is included in the 2020 budget.

---

**ACTION NEEDED:**

Consider approval of the attached Travel Request and Authorization form as part of the Consent Agenda.

---

**ATTACHMENT(S):**

- A. Wilkes TRA



Complete the yellow cells

## Travel Request and Authorization (TRA)

This form is required for all overnight travel or if local registration is over \$1000 and must be approved in advance. Advances will not be issued for local expenses. (Admin Guideline F-01).

TRA estimate expenses must be within 10% of Business Expense Stmt(BES).

Name:	Michael Wilkes	Employee #	124702	Department	CMO
Purpose of Travel:	TLG Conference		Destination: Phoenix, AZ		
Departure Date:	5/4/20	Return Date:	5/8/20		
Comments:					
Sharing hotel room? Whom with:			E1 Budgeted Account #	1001020.62220	

	Amount to City PCard	Amount to Vendor	Amount to Employee	
Registration:	850.00			
Airfare:		600.00		
Lodging:		1,374.25		
Car Rental:				
KCI Airport parking:	45.00			
	<b>Meals Overnight Travel</b>			
	<a href="#">Search for City - GSA.gov website</a>			
	<b>Enter Per Diem Rate (cell F21)</b>			
	M&IE Meal breakdown will auto populate			
Per Diem for Meals:	No receipts required	224.00		
Private Vehicle Mileage:		46.00	80	Miles @ 0.575 per mile
Cab/Shuttle fares/				
Tolls/Baggage fees:	200.00			
Fuel - City Vehicle:				
Other:	100.00			

Per Diem for Meals	Rate	# of days	
Per Diem rate	56.00	4.0	224.00
<b>M&amp;IE Breakdown - Deduct meals provided</b>			
Breakfast	13.00		-
Lunch	14.00		-
Dinner	24.00		-

Describe: \_\_\_\_\_

Amount Charge on City P Card 1,195.00

Amount to Vendors 1,974.25

Travel Advance = Amount to Employee 270.00

**TOTAL ESTIMATED EXPENSES 3,439.25**

ACH direct deposit rather than a check

can be provided. Complete and submit -

[AP ACH Form](#)

Employee Signature

	Approved	Disapproved	Date
Division Manager Signature	<input type="checkbox"/>	<input type="checkbox"/>	
Department Director Signature	<input type="checkbox"/>	<input type="checkbox"/>	
City Manager Signature (if required)	<input type="checkbox"/>	<input type="checkbox"/>	



# City of Olathe

## COUNCIL AGENDA ITEM

---

**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** Parks and Recreation.

**STAFF CONTACT:** Renee Rush/Michael Meadors.

**SUBJECT:** Consideration of acceptance of sculpture for the 2020 Downtown Outdoor Sculpture Exhibit.

---

**ITEM DESCRIPTION:** Consideration of acceptance of sculpture for the 2020 Downtown Outdoor Sculpture Exhibit.

---

**SUMMARY:**

In its 16<sup>th</sup> year, the Downtown Outdoor Sculpture Exhibit provides the community a unique outdoor sculpture display. Nine sculptures and two alternates were reviewed by Council at the February 18<sup>th</sup> meeting. The nine sculptures recommended for the exhibit are:

<u>Artist</u>	<u>Sculpture Title</u>
Deanna Hoffman	Emergence
John Rasmussen	Sunflower
Reven Swanson	The Butterfly Tree
Matthias Neumann	Basics #40
Jodie Bliss	Transformation
Albert Rhea	Parent and Child
Nathan Pierce	Selene
	Indigenous
	Portal Majestic

Alternates: Moon Rise by Donald Horstman and Nutrition Sculpture by Will Vannerson.

The Sculptures will be leased to Olathe and located throughout downtown for one year.

---

**FINANCIAL IMPACT:**

The total budget for the Downtown Outdoor Sculpture Exhibit is \$15,000.00 which covers all expenses associated with the program.

---

**ACTION NEEDED:**

Staff requests Council authorize the selection of sculpture for the 2020 Downtown Outdoor Sculpture Exhibit.

---

**ATTACHMENT(S):**

ATTACHMENT A: 2020 Downtown Outdoor Sculpture Exhibit.

# 2020 Downtown Outdoor Sculpture Exhibit



# Emergence

Steel

7.5' x 3.5' x 5', 250lbs

Calamity Line

Deanna Hoffman  
Jackson, MO





# Sunflower

Welded Steel, Limestone

9' x 5' x 5', 1100lbs

Northgate

John Rasmussen  
Lawrence, KS

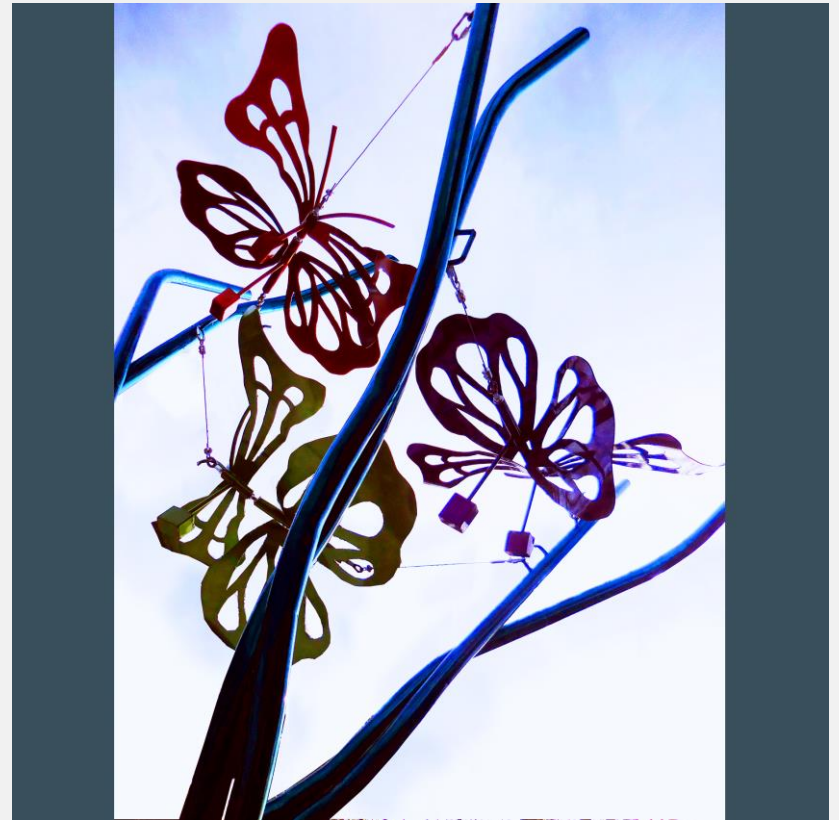


# The Butterfly Tree

Polished steel, suspension cables  
14' x 8' x 8'  
Civic Center Park

Reven Swanson

Denver, CO



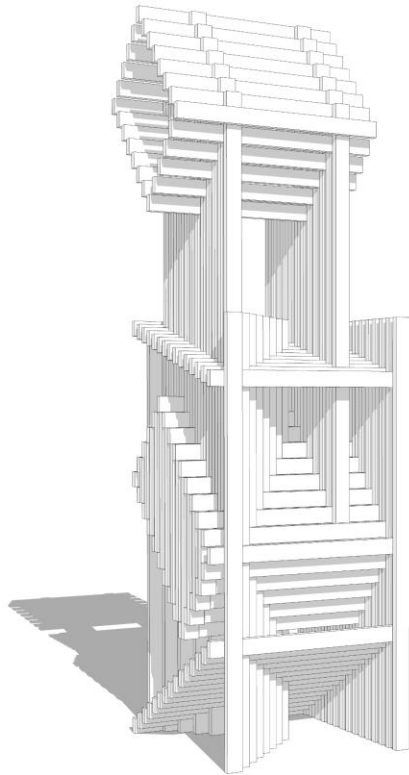
# Basics #40

Wood (2 x 4)

14' x 4' x 4', 1200lbs

Parking Garage

Matthias Neumann  
Brooklyn, NY





# Transformation

Hand-Forged Steel  
8' x 4.5' x 1.3', 250lbs  
Parking Garage

Jodie Bliss  
Monument, CO





# Parent and Child

Stainless Steel

8.5' x 3' x 3.3', 185lbs

Stagecoach Park

Albert Rhea  
Papillion, NE





# Selene

Stainless Steel, Acrylic  
10' x 5' x 3', 400lbs  
Civic Center Park

Nathan Pierce

Cape Girardeau, MO



# Indigenous

Powder coated steel, acrylic  
7' x 4' x 4' , 350lbs  
Inside City Hall

Nathan Pierce  
Cape Girardeau, MO





# Portal Majestic

Weathered Steel  
12'x 12' x 3', 1200lbs  
Northgate

Nathan Pierce  
Cape Girardeau, MO





# Moon Rise

Stainless Steel  
8.5' x 3' x 2', 85lbs

Donald Horstman

ALTERNATE





# Nutrition Sculpture

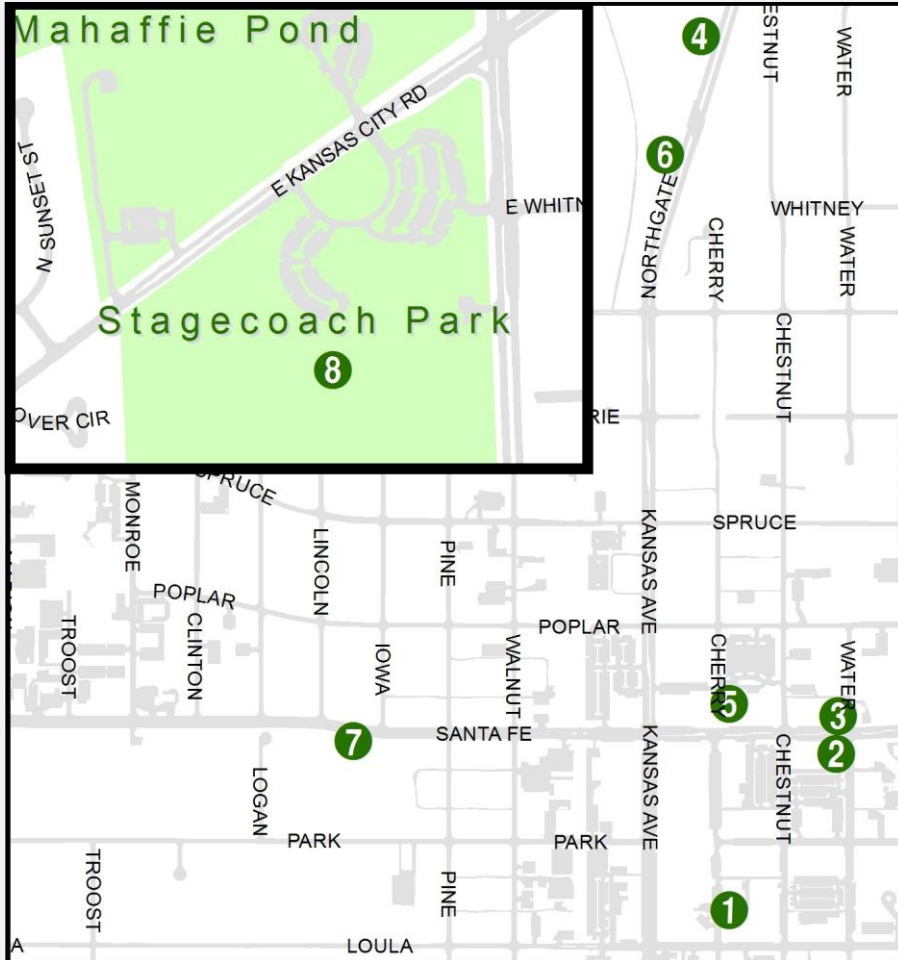
Galvanized Steel  
7.5' x 5' x 3', 200lbs

Will Vannerson

ALTERNATE



# Location- TBD by Construction Crew



1. Walkway by Parking Garage, 128 S Cherry
2. Civic Center Park, southeast side
3. Civic Center Park, southwest side
4. West side of Northgate
5. City Hall
6. West side of Northgate
7. Calamity Line Park, 901 W. Santa Fe
8. Stagecoach Park



# City of Olathe

## COUNCIL AGENDA ITEM

---

**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** Public Works, Planning Division

**STAFF CONTACT:** Zachary Moore, Planner II

**SUBJECT:** FP19-0037: Cedar Creek Office Campus F, Applicant: Dan Foster, Schlagel & Associates, P.A.

---

**ITEM DESCRIPTION:**

Request for the acceptance of the dedication of land for public easements for a final plat for **Cedar Creek Office Campus F** (FP19-0037) containing one (1) office lot 1.78± acres; located along the north side of 103<sup>rd</sup> Street at its intersection with Hollis Lane. Planning Commission approved this plat 8-0.

---

**SUMMARY:**

This final plat application is to establish lot lines and to dedicate a public waterline easement for one (1) office lot, to be known as Cedar Creek Office Campus F. A revised preliminary site development plan was approved by the Planning Commission on October 14, 2019 for a two-story, 18,270 square foot office building.

This final plat is located within a completed Benefit District for Streets, the Cedar Creek Parkway Benefit District (34988) and is therefore exempt from street excise taxes. Final plats are subject to a traffic signal excise tax of \$0.0098 per square foot of land for office zoning. Excise taxes must be paid to the Planning Division prior to recording the final plat.

---

**FINANCIAL IMPACT:**

None.

---

**ACTION NEEDED:**

1. Accept the dedication of land for public purposes for Cedar Creek Office Campus F (FP19-0037).
  2. Reject the dedication of land for public purposes for Cedar Creek Office Campus F and return the plat to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to accept the dedication.
- 

**ATTACHMENT(S):**

- A. Planning Commission Packet
- B. Planning Commission Minutes



Planning Division

## STAFF REPORT

**Planning Commission Meeting: February 24, 2020**

<b>Application:</b>	<b>FP19-0037, Final Plat for Cedar Creek Business Park, Campus F</b>		
<b>Location:</b>	North of the intersection of Hollis Lane and W. 103 <sup>rd</sup> Street		
<b>Owner/Applicant:</b>	Craig Eymann; Eymann & Eymann Investments, LLC		
<b>Engineer:</b>	Daniel G. Foster, PLA; Schlagel & Associates, P.A.		
<b>Staff Contact:</b>	Zachary Moore, Planner II		
<b>Site Area:</b>	<u>1.78± acres</u>	<b>Use:</b>	<u>Office Building</u>
<b>Lots:</b>	<u>1</u>		
<b>Tracts:</b>	<u>0</u>	<b>Current Zoning:</b>	<u>BP</u>

### 1. Comments:

The following application is a final plat for Cedar Creek Business Park, Campus F. This plat will establish new lot lines and dedicate land for public easements. The subject property was rezoned to the BP District in 1997 (RZ-27-97) but has never been platted. A revised preliminary site development plan was approved by the Planning Commission in October 2019, and a final site development plan is currently under staff review.

### 2. Plat Review:

- a. **Lots/Tracts** – The plat includes one commercial lot totaling approximately 1.78± acres.
- b. **Public Utilities** – The subject property is located within the City of Olathe Water and Sewer service areas and a new Waterline Easement (WL/E) will be dedicated with this final plat.

### 3. Excise Taxes:

This final plat is located within a completed Benefit District for Streets, the Cedar Creek Parkway Benefit District (34988), therefore, this plat is exempt from paying street excise taxes, per Olathe Municipal Code, Section 3.35.050.

Final plats are subject to a traffic signal excise tax of \$0.0098 per square foot of land for office zoning districts. The required excise tax must be submitted to the Planning Division prior to recording of the final plat.



*View of the subject property, looking north from W. 103<sup>rd</sup> Street*



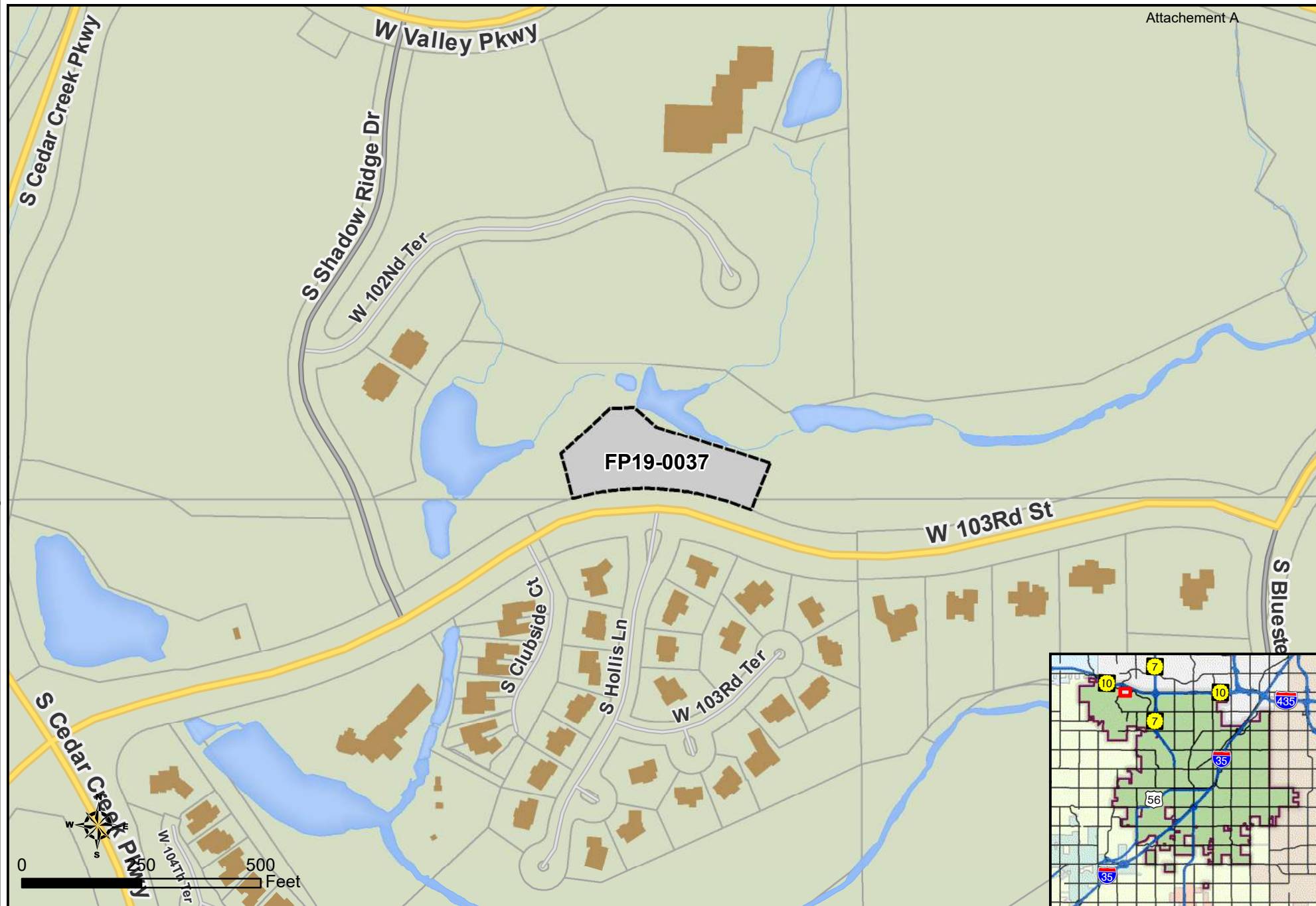
*Aerial view of site outlined in navy*

**Staff Recommendation:**

Staff recommends approval of FP19-0037, final plat for Cedar Creek Business Park, Campus F with the following stipulation:

- a. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.





**CEDAR CREEK CAMPUS F**  
**FP19-0037**



User: jaredmd  
Date: 02/04/2020



FINAL PLAT OF  
CEDAR CREEK BUSINESS PARK, CAMPUS F

PART OF THE SW. 1/4 OF SEC. 5-13-23 AND THE NW. 1/4 OF SEC. 8-13-23 IN  
THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

Attachment A

Description

A tract of land in the Southwest One-Quarter of Section 5, and the Northwest One-Quarter of Section 8, Township 13 South, Range 23 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:  
Beginning at the Northwest corner of the said Northwest One-Quarter of Section 8, thence South 03 degrees 04 minutes 31 seconds East, along the East line of the Northwest One-Quarter of said Section 8, a distance of 68.74 feet to a point on the Northernly right-of-way line of 103rd Street as platted in Cedar Creek Village I, Fifth Plat, said point being on a curve; thence Westerly along said Northernly right-of-way line and on a curve to the right having an initial tangent bearing of South 87 degrees 13 minutes 03 seconds West a radius of 497.69 feet, a central angle of 24 degrees 46 minutes 57 seconds and an arc length of 215.27 feet to a point of reverse curvature; thence Westerly continuing along said Northernly right-of-way line and on a curve to the left having an initial tangent bearing of North 03 degrees 00 minutes 00 seconds West a radius of 270.00 feet, a central angle of 39 degrees 23 minutes 23 seconds and an arc length of 392.87 feet; thence North 17 degrees 23 minutes 28 seconds West a distance of 96.00 feet; thence North 45 degrees 00 minutes 00 seconds East a distance of 140.00 feet; thence North 85 degrees 00 minutes 00 seconds East a distance of 50.00 feet; thence South 51 degrees 00 minutes 00 seconds East a distance of 64.00 feet; thence South 74 degrees 27 minutes 19 seconds East a distance of 230.46 feet; thence South 84 degrees 48 minutes 29 seconds East a distance of 113.52 feet; thence South 81 degrees 45 minutes 19 seconds East a distance of 84.84 feet to a point on the East line of the said Southwest One-Quarter of Section 5, thence South 03 degrees 16 minutes 32 seconds East, along said East line a distance of 52.69 feet to the Point of Beginning and containing 1.7835 acres more or less.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "CEDAR CREEK BUSINESS PARK, CAMPUS F".

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of water pipes and associated facilities, upon, over and under these areas outlined and designated on this plat as "Water Line Easement" or "WLE" is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been abolished except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners and the Developer, or their authorized representatives therefor.

The undersigned proprietor of the described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessment on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

The use of all lots, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Registrar of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

NOTICE: This site is served by a regional stormwater detention facility.

APPROVALS:

APPROVED BY the Planning Commission of the City of Olathe, Johnson County, Kansas,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman, C.S. VAKAS

APPROVED BY the Governing Body of the City of Olathe, Johnson County, Kansas, this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor, MICHAEL COPLAND City Clerk, DAVID F. BRYANT III, MMC

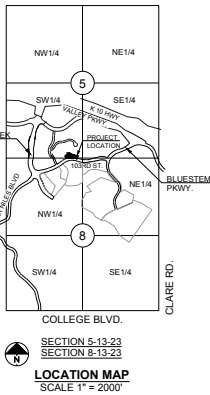


Aaron R. Reuter - Land Surveyor  
KS# LS-1429

**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
1402 West 107th Street • Lawrence, Kansas 66044  
Ph: (913) 462-5158 • Fax: (913) 462-8400 • WWW.SCHLAGELASSOCIATES.COM

DATE 12-12-2019  
DRAWN BY SCH  
CHECKED BY JMT  
PROJ. NO. 18-144 SHEET NO. 1

FINAL PLAT OF  
CEDAR CREEK BUSINESS PARK  
CAMPUS F



FLOOD NOTE:

A portion of this property lies within Flood Zone AE (Base Flood Elevations determined) and Zone X-Future Base Flood (Areas of 1% annual chance flood based on future conditions hydrology. Base Flood Elevations determined.) The approximate location of the flood zones are shown herein scaled from the FIRM MAP # 209910046G, revised August 3, 2009. The remainder of this property lies within (ZONE X - Areas determined to be outside the 02 % annual chance floodplain).

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH L.S.-64 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH L.S.-64 CAP UNLESS OTHERWISE NOTED
- EXISTING LOT AND PROPERTY LINES
- EXISTING PLAT AND RW LINES
- BL BUILDING LINE
- RW RIGHT-OF-WAY
- SE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- WLE WATER LINE EASEMENT
- ACC ACCESS
- LNA LIMITS OF NO ACCESS



BASIS OF BEARINGS:  
CEDAR CREEK VILLAGE I  
FIFTH PLAT  
HIDDEN LAKE NORTH

EXECUTION:

IN TESTIMONY WHEREOF, EYMAN & EYMAN INVESTMENTS, LLC, a Kansas limited liability company, by the authority of its Managing Member, has caused this instrument to be executed, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

EYMAN & EYMAN INVESTMENTS, LLC

By: \_\_\_\_\_ Member

ACKNOWLEDGMENT:

STATE OF KANSAS )  
County of Johnson )

BE IT REMEMBERED that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, came \_\_\_\_\_ Member of EYMAN & EYMAN INVESTMENTS, LLC, a Kansas Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Print Name \_\_\_\_\_





Planning Division

## MINUTES

### Planning Commission Meeting: February 24, 2020

<b>Application:</b>	<b><u>FP19-0037:</u></b> Request approval for a final plat for Cedar Creek Business Park, Campus F containing one (1) lot on 1.78± acres; located north of the intersection of Hollis Lane and W. 103rd Street.
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*A motion to approve FP19-0037 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Freeman, and passed with a vote of 8 to 0 with the following stipulation:*

- 1. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.*



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** Public Works, Planning Division

**STAFF CONTACT:** Kim Hollingsworth, Senior Planner

**SUBJECT:** FP19-0038: Final Plat for Lone Elm Commerce Center, Third Plat, Applicant: Rob Sangdahl, Lineage Logistics

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**ITEM DESCRIPTION:**

Request for the acceptance of the dedication of land for public easements and right-of-way for a final plat of **Lone Elm Commerce Center, Third Plat** (FP19-0038) containing one (1) lot and one (1) common tract on 60.44± acres; located at W. 167<sup>th</sup> Street and Lone Elm Road. Planning Commission approved the plat 8 to 0.

---

**SUMMARY:**

This a request for the acceptance of land for public easements and dedication of right-of-way for a final plat of Lone Elm Commerce Center, Third Plat. The approximately 60.44-acre subject property is located northwest of W. 167<sup>th</sup> Street and Lone Elm Road. The plat establishes lot lines, dedicates public easements and right-of-way for the development of a 407,940 square foot refrigerated warehouse facility.

The subject property is located within the City of Olathe sewer and WaterOne water service areas. Several easements including utility easements, drainage easements and sewer easements will be dedicated with this final plat.

Additional street right-of-way for Erickson Street will be dedicated, as the street will be extended to the southeast corner of the plat area. Additional right-of-way for 167<sup>th</sup> Street will also be dedicated in order to extend the street towards the southwest corner of the plat area.

The Planning Commission approved the plat with a vote of 8-0 during the February 24, 2020 meeting.

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**FINANCIAL IMPACT:**

None

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**ACTION NEEDED:**

1. Accept the dedication of land for public easements and right-of-way for the Lone Elm Commerce Center, Third Plat.
  2. Reject the dedication of land for public easements and right-of-way and return to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to accept the dedication.
- 

**ATTACHMENT(S):**

A. Planning Commission Packet

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**MEETING DATE:** 3/3/2020

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B. Planning Commission Minutes



Planning Division

## STAFF REPORT

**Planning Commission Meeting: February 24, 2020**

<b>Application:</b>	<b>FP19-0038, Final Plat, Lone Elm Commerce Center, Third Plat</b>		
<b>Location:</b>	Vicinity of W. 167 <sup>th</sup> Street and Lone Elm Road		
<b>Applicant:</b>	Rob Sangdahl, Lineage Logistics		
<b>Owner:</b>	Hal Wenzel II, BHJ Holdings LLC		
<b>Engineer:</b>	Judd Claussen, Phelps Engineering, Inc.		
<b>Staff Contact:</b>	Kim Hollingsworth, Senior Planner		

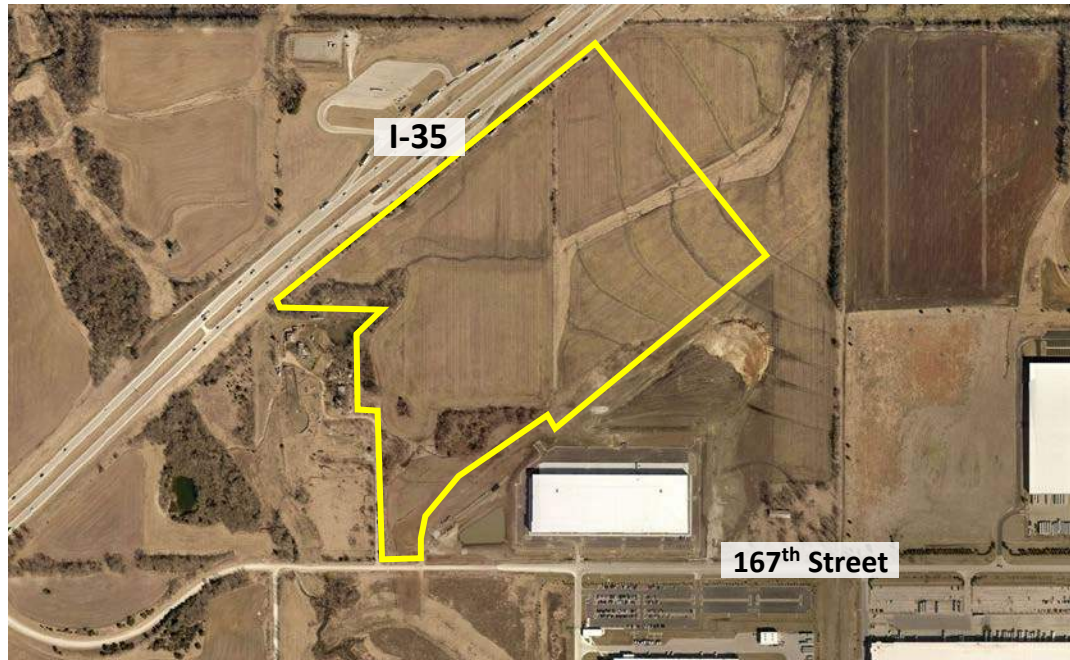
<b>Site Area:</b>	<u>60.44± acres</u>	<b>Proposed Use:</b>	<u>Cold Storage/Refrigerated Warehouse</u>
<b>Lots:</b>	<u>1</u>	<b>Current Zoning:</b>	<u>M-2 (General Industrial)</u>
<b>Tracts:</b>	<u>1</u>		

### 1. Introduction:

The following item is a request for a final plat for Lone Elm Commerce Center, Third Plat containing one lot and one tract. This plat establishes lot lines and dedicates public easements for the development of a 407,940 square foot refrigerated warehouse facility. The approximately 60.44-acre subject property is located northwest of W. 167<sup>th</sup> Street and Lone Elm Road. A rezoning to the M-2 (General Industrial) District and preliminary site development plan were approved in September 2017. A revised preliminary site development plan (PR19-0032) for the proposed facility is also on this agenda for Planning Commission consideration.

### 2. Plat Review:

- a. **Lots/Tracts** – The plat includes two lots and no common tracts. The plat contains 60.44± acres that are within the overall 122.5± acre Lone Elm Commerce Center development. Lot 2 will accommodate the refrigerated warehouse building, landscape buffers, parking and on-site detention for the proposed development. Tract C will be used for private open space and landscaping.
- b. **Public Utilities** – The subject property is located within the City of Olathe sewer and WaterOne water service areas. Several easements including Utility Easements (U/E), Drainage Easements (D/E), and Sewer Easements (S/E) will be dedicated with this final plat.
- c. **Streets/Right-of-Way** – Additional street right-of-way for Erickson Street will be dedicated as the street will be extended to the southeast corner of the plat area. Additional right-of-way for 167<sup>th</sup> Street will also be dedicated in order to extend the street towards the southwest corner of the plat area.



*Aerial View of Subject Property*

- d. **Floodplain** – The areas within FEMA Zone X are marked on the plat indicating 1% annual chance flood based on future conditions. These areas along the west property boundary will be preserved as open space or detention areas as part of the preliminary site development plan.
- e. **Stormwater/Detention** – Areas for detention and water quality Best Management Practices are marked on the plat. Two primary detention areas will serve the development within the western portion of the subject property.

### 3. Excise Taxes:

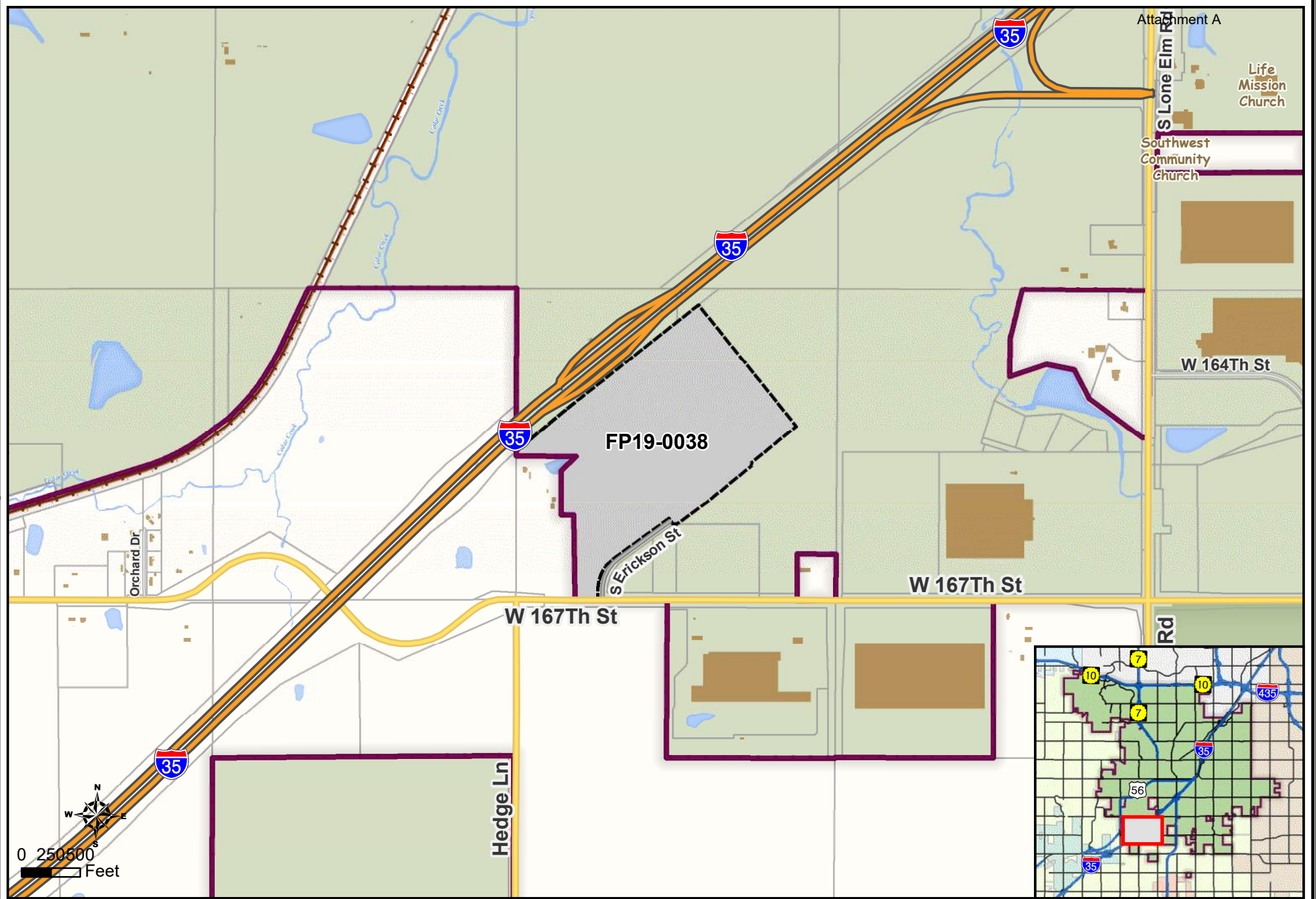
Final plats are subject to a street excise tax of \$0.215 per square foot of unplatted land area and a traffic signal excise tax of \$0.0098 per square foot of land area in industrial zoning districts. The required excise fees must be submitted to the Planning Division prior to recording of the final plat.

### 4. Staff Recommendation:

Staff recommends approval of FP19-0038 with the following stipulations:

1. A digital file of the final plat must be submitted to the Planning Division prior to recording of the plat.





**LONE ELM COMMERCE CENTER, THIRD PLAT**  
**FP19-0038**



User: jaredmd  
Date: 02/19/2020







Planning Division

**MINUTES****Planning Commission Meeting: February 24, 2020**

<b>Application:</b>	<b><u>FP19-0038:</u></b> Request approval for a final plat for <b>Lone Elm Commerce Center, Third Plat</b> containing one (1) lot and one (1) common tract on 60.44± acres; located in the vicinity of W. 167 <sup>th</sup> Street and Lone Elm Road.
---------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

*A motion to approve FP19-0038 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Freeman, and passed with a vote of 8 to 0 with the following stipulation:*

- 1. A digital file of the final plat must be submitted to the Planning Division prior to recording of the plat.*





# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** Public Works, Planning Division

**STAFF CONTACT:** Zachary Moore, Planner II

**SUBJECT:** FP20-0001: BSM Business Center, Applicant: Brandon Becker, Builders Stone Masonry

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**ITEM DESCRIPTION:**

Request for the acceptance of the dedication of land for public right-of-way and public easements for a final plat for **BSM Business Center** (FP20-0001) containing four (4) commercial lots and one (1) tract on 17.35± acres; located along the west side of S. Kansas City Road, north of its intersection with 119<sup>th</sup> Street. Planning Commission approved this plat 8-0.

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**SUMMARY:**

This final plat application is to establish lot lines, dedicate public right-of-way, and dedicate public easements for four (4) commercial lots for BSM Business Center. Public Utility Easements (PUB/E), Water Line Easements (WL/E), Utility Easements (U/E), Drainage Easements (D/E), and Stormwater Quality / Quantity Easements (BMP/E) will be dedicated with this final plat. A rezoning and a preliminary site development plan for this site were approved by the City Council in December 2019.

Final plats are subject to a street excise tax of \$0.215 per square foot of land and a traffic signal excise tax of \$0.0576 per square foot of land for commercial zoning. Excise taxes must be paid to the Planning Division prior to recording the final plat.

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**FINANCIAL IMPACT:**

None.

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**ACTION NEEDED:**

1. Accept the dedication of land for public purposes for BSM Business Center (FP20-0001).
  2. Reject the dedication of land for public purposes for BSM Business Center and return the plat to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to accept the dedication.
- 

**ATTACHMENT(S):**

- A. Planning Commission Packet
- B. Planning Commission Minutes



Planning Division

**STAFF REPORT****Planning Commission Meeting: February 24, 2020**

<b>Application:</b>	<b>FP20-0001, Final Plat for BSM Business Center</b>		
<b>Location:</b>	Along the west side of S. Kansas City Road, north of 119 <sup>th</sup> Street		
<b>Owner/Applicant:</b>	Brandon Becker; Builders Stone and Masonry		
<b>Engineer:</b>	Daniel G. Foster, PLA; Schlagel & Associates, P.A.		
<b>Staff Contact:</b>	Zachary Moore, Planner II		

<b>Site Area:</b>	<u>17.35± acres</u>	<b>Use:</b>	<u>Commercial</u>
<b>Lots:</b>	<u>4</u>		
<b>Tracts:</b>	<u>1</u>	<b>Current Zoning:</b>	<u>C-3 (Regional Center)</u>

**1. Comments:**

The following application is a final plat for BSM Business Center. This plat will establish new lot lines and dedicate land for public easements and public right-of-way. The subject property was rezoned to the C-3 District in 2019 (RZ19-0006) but was never platted. A preliminary site development plan was approved by City Council with the rezoning, and a final site development plan for Lot 2 is currently under staff review.

**2. Plat Review:**

- a. **Lots/Tracts** – The plat includes four (4) commercial lots and one (1) common tract totaling approximately 16.35± acres.
- b. **Access and Right-of-Way** – This final plat dedicates public right-of-way for both S-. Kansas City Road and 117<sup>th</sup> Place, totaling approximately 1 acre. An Access Easement (A/E) will be dedicated from the northern portion of the cul-de-sac at 117<sup>th</sup> Place to the eastern and northern portions of Lot 2, to accommodate a private drive to the north of the proposed building.
- c. **Public Utilities** – The subject property is located within the City of Olathe Water and Johnson County Wastewater service areas. New Public Utility Easements (PUB/E), Water Line Easements (W/E), Utility Easements (U/E), Drainage Easements (D/E), and Stormwater Quality / Quantity Easements (BMP/E) will be dedicated to the City with this final plat.

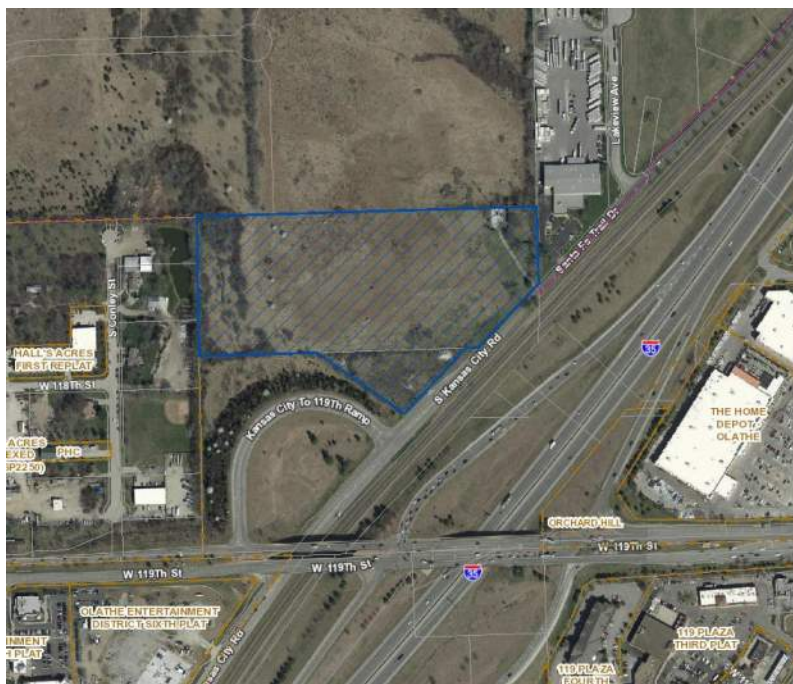
**3. Excise Taxes:**

Final plats are subject to a street excise tax of \$0.215 per square foot of land to be platted, with exemptions for arterial street right-of-way, and a traffic signal excise tax of \$0.0576 per square foot of land for commercial zoning. The required excise taxes must be submitted to the Planning Division prior to recording the final plat.

FP20-0001  
February 24, 2020  
Page 2



*View of the subject property, looking west from E. Kansas City Road*



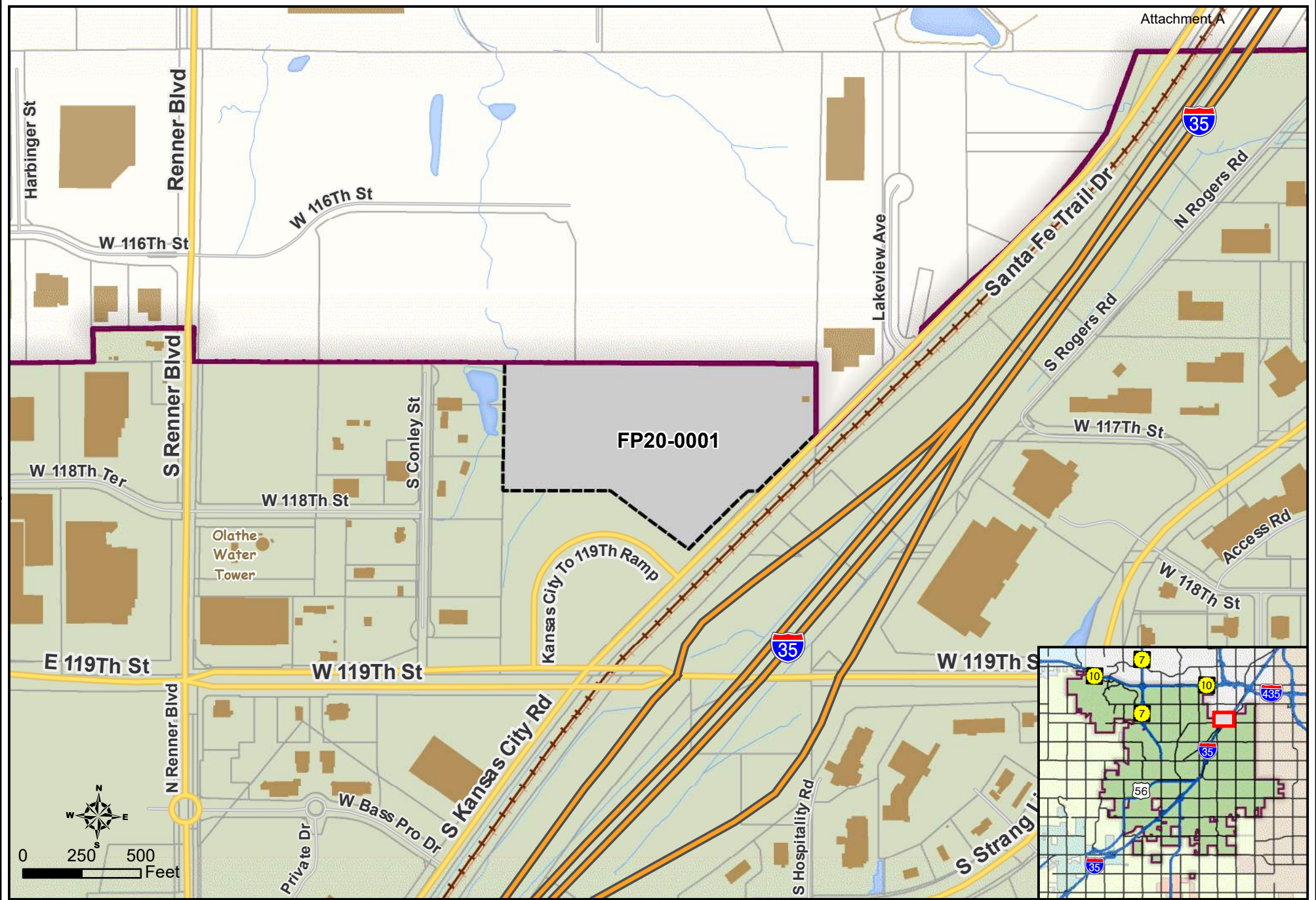
*Aerial view of site outlined in navy*

#### **4. Staff Recommendation:**

Staff recommends approval of FP20-0001, final plat for BSM Business Center with the following stipulations:

- a. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.
- b. Dedication language for the Access Easement (A/E), Gas Easement (G/E), and Temporary Access Easement must be provided on the final plat prior to recording.





# **BUILDER'S STONE FINAL PLAT** **FP20-0001**



User: jaredmd  
 Date: 02/19/2020



FINAL PLAT OF  
BSM BUSINESS CENTER  
PART OF THE SW 1/4 OF SEC. 17-13-24  
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "BSM BUSINESS CENTER".

Attachment A

The undersigned proprietor of said property shown on this plat hereby certifies that the portions of the streets and roadways shown as " " together with all other parcels and parts of land indicated on this plat, and not heretofore dedicated, as streets, terraces, roads, drives, lanes, avenues, courts, places, etc., for public use as public ways or thoroughfares, subject to the right hereby reserved to the present owner and its successors and assigns for the location, construction and maintenance of conduits, water, gas and sewer pipes, poles and wires under, over and along said roadways.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water lines, storm sewer pipes, sanitary sewer pipes and related facilities and structures, upon, over and under the areas outlined and designated on this plat as "PUE" or "Public Utility Easement", is hereby granted to the City of Olathe, Johnson County, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of water pipes and associated facilities, upon, over and under the areas outlined and designated on this plat as "Water Line Easement" or "WLE" is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns - Alteration of land contours will be permitted only with the express written approval of JCW - Any placing of improvements or planning of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation therefor.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over and under the areas outlined and designated on this plat as "Utility Easement" or "UE", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities, drainage ditches, drainage channels or water courses, other drainage facility tributary connections and appurtenant work relative to storm water drainage upon, over or under the areas outlined and designated on this plat as "Stormwater Quality / Quantity Easement" or "BMPQE".

An easement or license is hereby granted to the City of Olathe, Johnson County, Kansas, to enter upon, construct and maintain pipes, inlets, manholes, surface drainage facilities, drainage ditches, drainage channels or water courses, other drainage facility tributary connections and appurtenant work relative to storm water drainage upon, over or under the areas outlined and designated on this plat as "Stormwater Quality / Quantity Easement" or "BMPQE".

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absorbed except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

RESTRICTIONS:

All landscaping and related materials that are planted or constructed within the adjacent Street right-of-way shall be maintained by the Property Owners and the Developer, or their authorized representatives thereof.

Tract A shall be maintained by the BSM Business Center Association or their authorized representatives thereof. It is the BSM Business Center Association or their authorized representatives thereof permanent responsibility and authority to enter upon the said tract to maintain, plant, replant, replace, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain any and all grass, trees, shrubs, flowers, plants, fences, and walls. Deed restrictions shall be recorded with the Register of Deeds of Johnson County concurrently with the recording of the final plat.

The maintenance of the stormwater detention facilities located within Tract A and all water quality BMPs within Tract A are to be maintained by the property owners and their successors and assigns.

The undersigned proprietor of the described tract of land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

The use of all units, units and properties in this subdivision shall hereafter be subject to the Declarations, which instruments are to be recorded in the Office of the Register of Deeds of Johnson County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein.

NOTE: This site includes Stormwater Treatment Facilities, as defined and regulated in the Olathe Municipal Code. Restrictions on the use or alteration of the said facilities may apply. This property is also subject to the obligations and requirements of the Stormwater Treatment Facility Maintenance Agreement approved by the City.

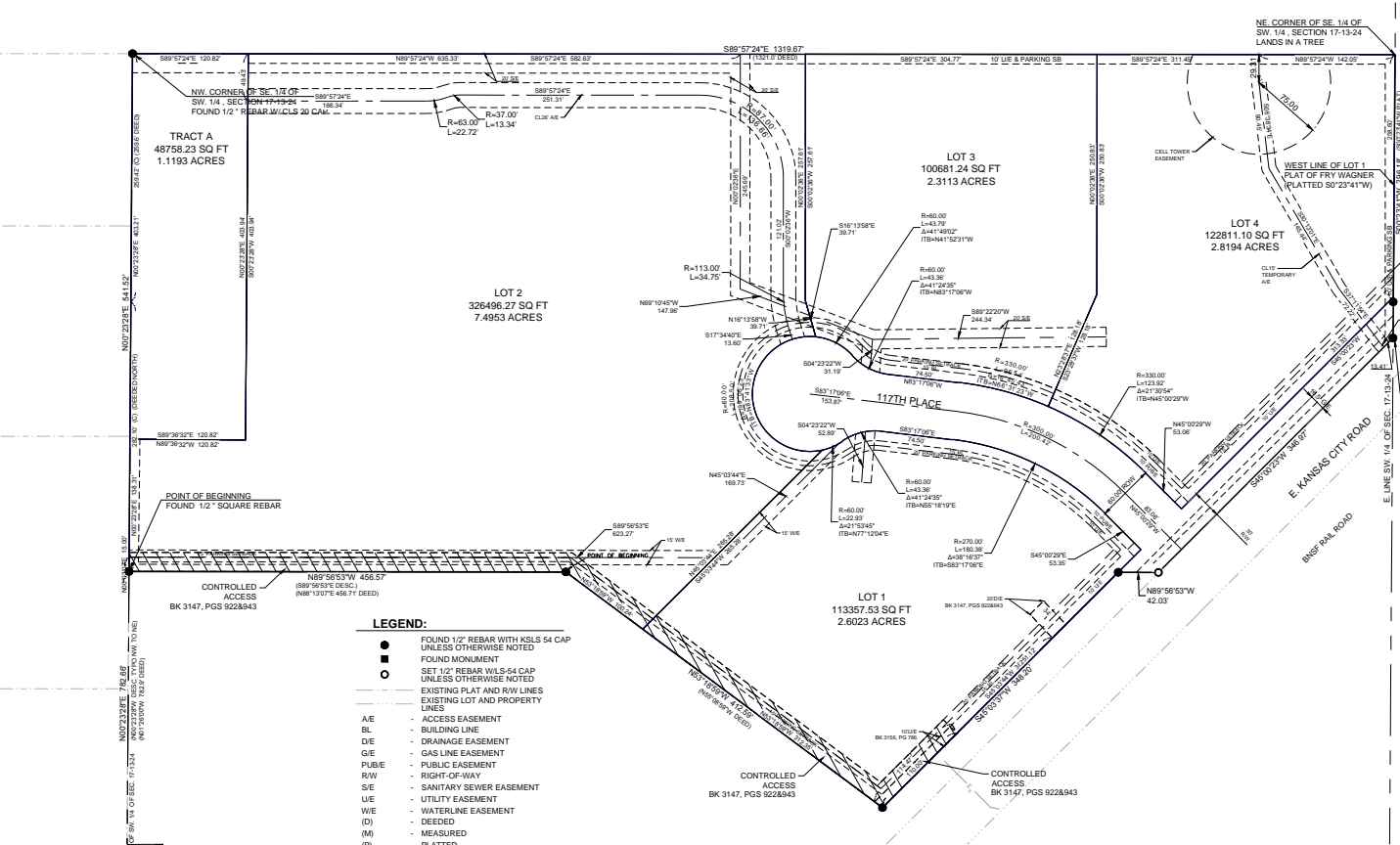
CONSENT TO LEVY:

The undersigned proprietor of the above described tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

SURVEYOR'S CERTIFICATE:

To: First American Title Insurance Company, Principal Auto Group LLC, and Clay C. Blair. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a), 8, 11(a), 13, 16 and 18 of Table A thereof. The field work was completed 02-2015.

PRELIMINARY



LEGEND:

- FOUND 1/2" REBAR WITH KSLS 54 CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND R/W LINES
- - - EXISTING LOT AND PROPERTY LINES
- A/E - ACCESS EASEMENT
- B/L - BUILDING LINE
- D/E - DRAINAGE EASEMENT
- G/E - GAS LINE EASEMENT
- PUE - PUBLIC EASEMENT
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT
- W/E - WATERLINE EASEMENT
- (D) - DEEDED
- (M) - MEASURED
- (P) - PLATTED
- LMS - LIMITS OF NO ACCESS
- - - NO CONTROLLED ACCESS

SW CORNER OF SE 1/4 OF SEC. 17-13-24 (NO MONUMENT FOUND)

POINT OF COMMENCEMENT

SW CORNER OF SECTION 17-13-24

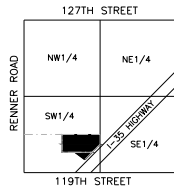
3" BRASS DISK IN MONUMENT BOX

LOT #	AREA (SF)
LOT 1	113,357.53
LOT 2	326,496.27
LOT 3	100,681.24
LOT 4	122,811.10
TRACT A	48,758.23
R/W	43,705.19
TOTAL	756,809.56

DESCRIPTION: AS PROVIDED IN COMMITMENT NCS-703112-KCTY

A TRACT OF LAND WITHIN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 24 EAST IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, THENCE NORTH 00° 22' 28" WEST, (DEEDED NORTH 01° 28' 00" WEST) ALONG THE WEST LINE OF THE SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 782.66 FEET; THENCE SOUTH 89° 59' 53" EAST, (DEEDED NORTH 89° 13' 07" EAST) A DISTANCE OF 466.71 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89° 59' 53" EAST A DISTANCE OF 577.35 FEET TO A POINT; THENCE SOUTH 44° 03' 37" WEST, (DEEDED NORTH 43° 13' 37" EAST) A DISTANCE OF 348.20 FEET TO A POINT; THENCE NORTH 53° 18' 59" WEST, (DEEDED NORTH 55° 08' 59" WEST) A DISTANCE OF 442.60 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHTS OF WAY.



SCALE 1" = 2000'

LOCATION MAP  
SECTION 17-13-24

EXECUTION:

IN TESTIMONY WHEREOF, Brandon Becker, Member of ACE PROPERTIES, LLC, a Kansas limited liability company, by the authority of its Managing Member, has caused this instrument to be executed, this \_\_\_\_ day of \_\_\_\_\_, 2019.

ACE PROPERTIES, LLC

By: BRANDON BECKER, Member

ACKNOWLEDGMENT:

STATE OF KANSAS )  
COUNTY OF JOHNSON ) ss.

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned, a Notary Public in and for said County and State, came BRANDON BECKER, Member of ACE PROPERTIES, LLC, a Kansas Limited Liability Company, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of said same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public:

My Commission Expires: \_\_\_\_\_

Print Name

APPROVALS:

APPROVED by the Planning Commission of the City of Olathe, Johnson County, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairman, C.S. VAKAS

APPROVED by the Governing Body of the City of Olathe, Johnson County, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor, MICHAEL COPELAND

Deputy City Clerk, DAVID F. BRYANT III,MMC



SCHLAGEL & ASSOCIATES, P.A.  
Engineers • Planners • Surveyors • Landscape Architects

14920 West 107th Street • Lenexa, Kansas 66155  
(913) 492-5158 • Fax: (913) 492-8005

DATE 1-3-20  
DRAWN BY SCH  
CHECKED BY SCH  
PROJ. NO. 18-134

FINAL PLAT OF  
BSM BUSINESS CENTER  
OLATHE, KANSAS  
SHEET NO. 1



Planning Division

**MINUTES****Planning Commission Meeting: February 24, 2020**

<b>Application:</b>	<b><u>FP20-0001:</u></b> Request approval for a final plat for <b>Builder's Stone Final Plat</b> containing four (4) lots and one (1) common tract on 17.35 acres ±; located 11730 S. Kansas City Road.
---------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

*A motion to approve FP20-0001 on the Consent Agenda was made by Comm. Sutherland and seconded by Comm. Freeman, and passed with a vote of 8 to 0 with the following stipulations:*

- 1. Prior to recording the plat, a digital file of the final plat (.pdf format) must be submitted to the Planning Division.*
- 2. Dedication language for the Access Easement (A/E), Gas Easement (G/E), and Temporary Access Easement must be provided on the final plat prior to recording.*



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** Public Works

**STAFF CONTACT:** Mary Jaeger/Beth Wright

**SUBJECT:** Consideration of Consent Calendar

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**ITEM DESCRIPTION:**

Consideration of Consent Calendar.

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**SUMMARY:**

Consent Calendar consists of Project Completion Certificates, Change Orders, and Final Pay Estimates for Public Works projects.

---

**FINANCIAL IMPACT:**

N/A

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**ACTION NEEDED:**

Approve Consent Calendar for March 3, 2020.

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**ATTACHMENT(S):**

- A. Consent Calendar
- B. Change Orders



## City Council Information Sheet

Date: March 3, 2020

**ISSUE:** Consent Calendar for: March 3, 2020**DEPARTMENT:** Public Works**SUMMARY:****1) PROJECT COMPLETION CERTIFICATES**

- a) Lindenwood Drive 163<sup>rd</sup> Street to 167<sup>th</sup> Street – 3-B-078-17 – Sanitary Sewer, Street, and Storm Sewers
- b) 151<sup>st</sup> and Lennox Drive Traffic Signal Improvements – 3-TS-004-18 – Other: Traffic Signals
- c) Hidden Lake Estates, 3<sup>rd</sup> Plat – 5-D-022-18 - Waterlines

**2) CHANGE ORDERS**

- a) Lindenwood Drive 163<sup>rd</sup> Street to 167<sup>th</sup> Street – 3-B-078-17

**3) FINAL PAYMENT TO CONTRACTORS**

- a) Lindenwood Drive 163<sup>rd</sup> Street to 167<sup>th</sup> Street – 3-B-078-17

Final Payment	\$ 112,699.98
Paid to Date	\$ 1,432,713.70
Original Contract Amount	\$ 1,374,981.36
Total Change Orders	\$ 170,432.32

Change Order 1: \$39,060.00 (5/8/2019)

Change Order 2: \$209,040.00 (6/4/2019)

Change Order 3 - FINAL: -\$77,667.68 (3/3/2020)

Final Contract Amount	\$ 1,545,413.68
-----------------------	-----------------

Contractor – VF Anderson Builders, LLC

- b) 151<sup>st</sup> and Lennox Drive Traffic Signal Improvements – 3-TS-004-18

Final Payment	\$ 51,771.94
Paid to Date	\$ 135,841.19
Original Contract Amount	\$ 187,613.13
Total Change Orders - None	\$ 0.00
Final Contract Amount	\$ 187,613.13

Contractor – Teague Electric Construction, Inc.

Submitted by: Mary Jaeger, Director / Beth Wright, Deputy Director



CHANGE ORDER NO: 3 - FINAL  
 CITY PROJECT NO. 3-B-078-17  
 CONTRACT DATE: January 10, 2019  
 CONTRACTOR: VF Anderson Builders, LLC  
 ENGINEER: Renaissance Infrastructure Consulting, Inc.

PROJECT NAME: Lindenwood Drive 163rd St to 167th St  
 ENCUMBRANCE NO. 700951

ITEM#	DESCRIPTION	BID QTY	REVISED QUANTITY	UNIT	UNIT PRICE	TOTAL
9***	2" Asphalt Concrete Surface (BM-2)	1,216	1,365	Tons	\$60.52	\$9,017.48
10***	8" Asphalt Concrete Base (BM-2B)	5,199	5,460	Tons	\$57.84	\$15,096.24
13***	Type "B" Curb & Gutter	5,129	5,384	LF	\$13.72	\$3,498.60
15***	5' x 4" Concrete Sidewalk	2,515	2,548	LF	\$19.00	\$627.00
16***	8' x 4" Concrete Side Path	1,042	2,272	LF	\$30.00	\$36,900.00
26***	18" RCP	8	0	LF	\$46.00	(\$368.00)
28***	36" RCP	467	459	LF	\$89.00	(\$712.00)
32***	Flowable Fill	1,181	330	CY	\$92.00	(\$78,292.00)
45***	Sodding (to 1' Behind Sidewalk)	15,076	6,285	SY	\$5.00	(\$43,955.00)
46***	4' Dia. Sanitary Sewer Manhole	2	3	EA	\$3,300.00	\$3,300.00
49***	Connection to Existing Sanitary Sewer Manhole	1	0	EA	\$1,140.00	(\$1,140.00)
52***	6"x2" Deep Fill Aggregate	1,250	1,085	Tons	\$36.00	(\$5,940.00)
54***	Tensar TX160 Geogrid	1,500	1,100	SY	\$8.00	(\$3,200.00)
55***	Deep Fill AB-3	3,500	3,000	Tons	\$25.00	(\$12,500.00)

## DOCUMENTS SUPPORTING THIS CHANGE ORDER ARE TO BE ATTACHED

The Original Contract Sum	\$1,374,981.36
Net change by Previous Change Orders	\$248,100.00
The Contract Sum Prior to This Change Order Was	\$1,623,081.36
The Contract Sum Shall be <del>(Increased)</del> (Decreased)	
by This Change Order.....	(\$77,667.68)
The New Contract Sum With All Approved Change Orders Will Be.....	\$1,545,413.68
Original Contract Time.....	N/A days
The Contract time Will Be <del>(Increased)</del> (Decreased)	
(Unchanged) By.....	N/A days
The Contract Time With All Approved Change Orders is	N/A days
The Day of Substantial Completion as of the Date of This Change Order Therefore is.....	N/A

## RECOMMENDED

City of Olathe Public Works  
 Project Manager - Chet Belcher

By Chet Belcher  
 Date: 11/27/19

## APPROVED

VF Anderson  
 Contractor

By [Signature]  
 Date: 11/27/2019

## APPROVED

CITY OF OLATHE, CITY ENGINEER

By: [Signature]  
 Elizabeth Wright, P.E.  
 Date: 11-27-2019

By: \_\_\_\_\_  
 City Clerk

AGREEMENT TO THIS

day of

2019



# City of Olathe

## COUNCIL AGENDA ITEM

---

**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** Public Works

**STAFF CONTACT:** Mary Jaeger / Beth Wright

**SUBJECT:** Contract with O'Donnell & Sons Construction for construction of the 127<sup>th</sup> Street Arterial Mill and Overlay Project, PN 3-P-002-20.

---

**ITEM DESCRIPTION:**

Consideration of Engineer's Estimate, acceptance of bids and award of contract to O'Donnell & Sons Construction for construction of the 127th Street Arterial Mill and Overlay Project, PN 3-P-002-20.

---

**SUMMARY:**

On February 19, 2020, two (2) bids were received and opened for the above referenced project. The bids ranged from \$1,177,484.63 to \$1,204,318.80 with the Engineer's Estimate at \$1,247,168.00. O'Donnell & Sons Construction submitted the low and responsible bid in the amount of \$1,177,484.63. The following is a tabulation of the bids received:

O'Donnell & Sons Construction	\$ 1,177,484.63
McAnany Construction, Inc.	\$ 1,204,318.80
Engineer's Estimate	\$ 1,247,168.00

This Street Preservation project, from Mur-Len Road to Black Bob Road, will provide a 2" depth mill and asphalt overlay, asphalt base repair, concrete curb and gutter replacement, sidewalk and ADA ramp replacement, traffic signal detection replacement, and replacement of pavement markings.

Construction is scheduled to begin in June 2020 and will be completed in Fall 2020.

---

**FINANCIAL IMPACT:**

This project is funded from the City of Olathe's 2020 Street Preservation Program authorized on January 7, 2020. Authorized revenue for the 2020 Street Preservation Program includes:

CIP Fund Cash	\$ 2,200,000
CPR Fund Cash	\$ 800,000
G.O. Bonds	\$ 1,000,000
Street Maintenance Sales Tax	\$ 9,000,000
Johnson County Assistance Road System (CARS)	\$ 600,000
Total	\$13,600,000

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**ACTION NEEDED:**

Approval of Engineer's Estimate, acceptance of bids and award of contract to O'Donnell & Sons Construction for construction of the 127th Street Arterial Mill and Overlay Project, PN 3-P-002-20.

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**MEETING DATE:** 3/3/2020

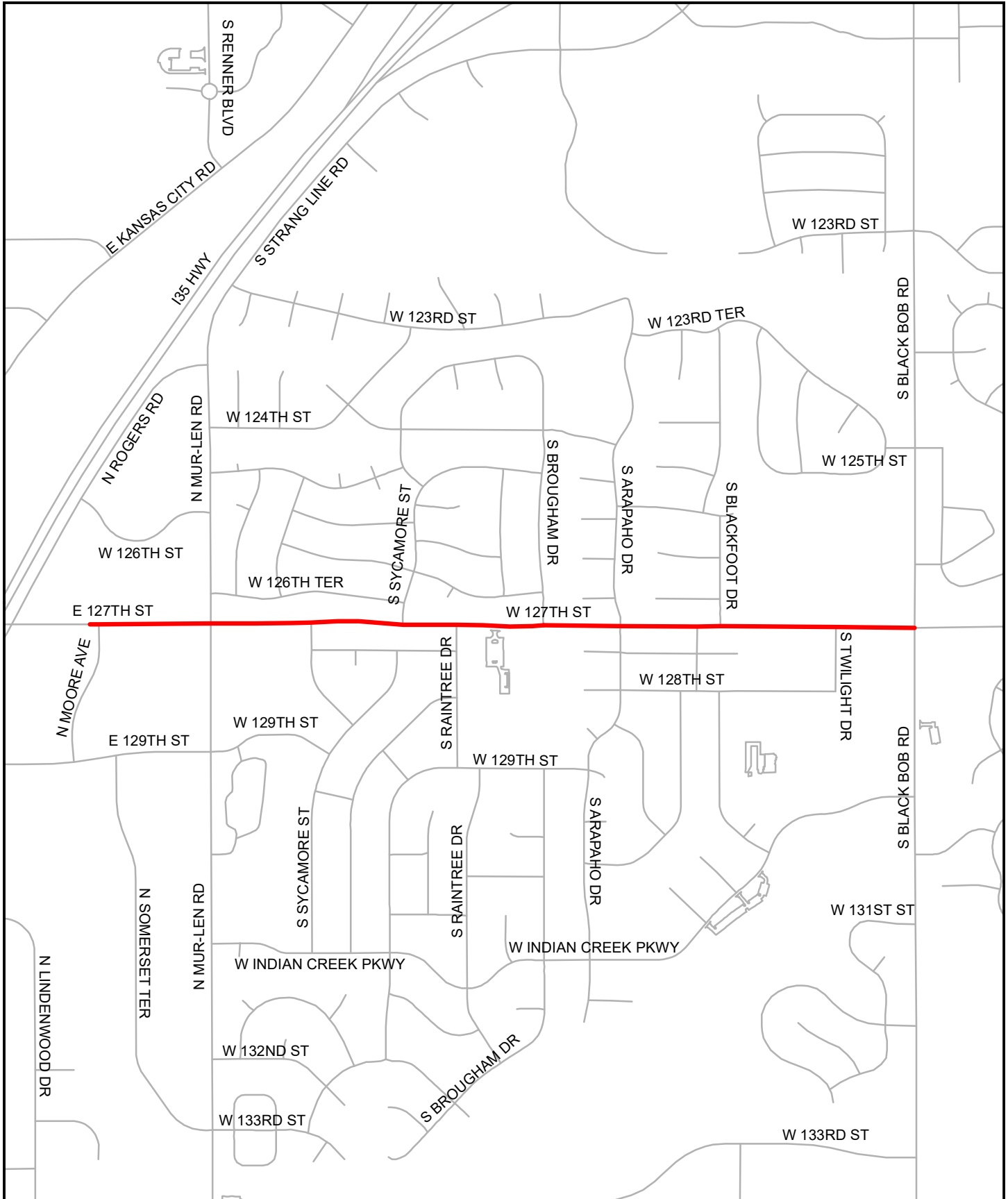
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**ATTACHMENT(S):**

- A. Project Location Map
- B. Engineer's Estimate and Affidavit of Estimate
- C. Resolution 20-1003

# Project Location Map

127th Street Arterial Mill and Overlay Project  
PN 3-P-002-20



**AFFIDAVIT OF ESTIMATE OF COST**

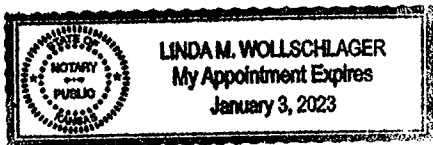
STATE OF KANSAS     )  
                                          ) ss.  
COUNTY OF JOHNSON)

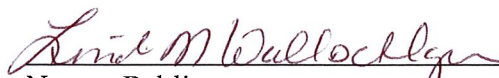
Elizabeth Wright, P.E., of lawful age, being first duly sworn upon her oath,  
states:

1.     I am the City Engineer for the City of Olathe, Kansas.
2.     The attached detailed estimate of the cost for the 127<sup>th</sup> Street Arterial Mill  
and Overlay Project, P.N. 3-P-002-20 is attached and I am providing the  
estimate of the cost under oath (Exhibit A).

  
\_\_\_\_\_  
Elizabeth Wright

Subscribed in my presence and sworn under oath before me this 19<sup>th</sup>  
day of February, 2020.



  
\_\_\_\_\_  
Notary Public

My Appointment Expires

January 3, 2023





## ENGINEER'S ESTIMATE - FINAL PLANS

Client: City of Olathe, Kansas  
Project: 2020 Arterial Mill and Overlay: 127th Street (Mur-Len Road to Blackbob Road)  
City Project Number: 3-P-002-20  
Olsson Project Number: 019-2224  
Date: 2/19/2020

	ITEM	QUANTITY	UNIT	UNIT COST \$	COST \$
<b>ROADWAY CONSTRUCTION</b>					
1	MOBILIZATION	1	LS	\$25,000.00	\$25,000.00
2	REMOVE EXISTING PEDESTRIAN CROSSING PAVEMENT	60	SY	\$18.00	\$1,080.00
3	REMOVE EXISTING PEDESTRIAN MEDIAN REFUGE	31	SY	\$18.00	\$558.00
4	REMOVE EXISTING TYPE "B" CONCRETE CURB & GUTTER	1,483	LF	\$15.00	\$22,245.00
5	REMOVE EXISTING TYPE "C" CONCRETE CURB & GUTTER	9	LF	\$15.00	\$135.00
6	REMOVE EXISTING TYPE "E" CONCRETE MEDIAN CURB & GUTTER	125	LF	\$15.00	\$1,875.00
7	REMOVE EXISTING DOWELED-ON MEDIAN CURB (10")	524	LF	\$15.00	\$7,860.00
8	REMOVE EXISTING 4' CONCRETE SIDEWALK	75	LF	\$8.00	\$600.00
9	REMOVE EXISTING 5' CONCRETE SIDEWALK	180	LF	\$10.00	\$1,800.00
10	REMOVE EXISTING 6' CONCRETE SIDEWALK	98	LF	\$12.00	\$1,176.00
11	REMOVE EXISTING 8' CONCRETE SHARED USE PATH	305	LF	\$16.00	\$4,880.00
12	REMOVE TYPE I SIDEWALK RAMP	4	EA	\$600.00	\$2,400.00
13	REMOVE TYPE II SIDEWALK RAMP	3	EA	\$600.00	\$1,800.00
14	REMOVE TYPE III SIDEWALK RAMP	1	EA	\$600.00	\$600.00
15	REMOVE MID-BLOCK SIDEWALK RAMP	2	EA	\$600.00	\$1,200.00
16	2" MILLING	57,442	SY	\$2.00	\$114,884.00
17	2" MODIFIED ASPHALTIC CONCRETE SURFACE (SUPERPAVE )	7,012	TON	\$70.00	\$490,840.00
18	4" DEPTH BASE REPAIR	1,196	SY	\$45.00	\$53,820.00
19	6" DEPTH CRACK REPAIR	1,800	SY	\$85.00	\$153,000.00
20	INSTALL PEDESTRIAN CROSSING PAVEMENT (10" CONCRETE BASE PAVEMENT)	60	SY	\$75.00	\$4,500.00
21	INSTALL PEDESTRIAN MEDIAN REFUGE	31	SY	\$275.00	\$8,525.00
22	INSTALL 4' CONCRETE SIDEWALK	75	LF	\$30.00	\$2,250.00
23	INSTALL 5' CONCRETE SIDEWALK	221	LF	\$32.00	\$7,072.00
24	INSTALL 6' CONCRETE SIDEWALK	98	LF	\$34.00	\$3,332.00
25	INSTALL 8' CONCRETE SHARED USE PATH	336	LF	\$40.00	\$13,440.00
26	INSTALL 5' TYPE I SIDEWALK RAMP	2	EA	\$1,500.00	\$3,000.00
27	INSTALL 5' TYPE II SIDEWALK RAMP	2	EA	\$1,800.00	\$3,600.00
28	INSTALL 5' TYPE III SIDEWALK RAMP	1	EA	\$2,000.00	\$2,000.00
29	INSTALL 5' MID-BLOCK SIDEWALK RAMP	2	EA	\$1,500.00	\$3,000.00
30	INSTALL 8' TYPE I SIDEWALK RAMP	1	EA	\$1,800.00	\$1,800.00
31	INSTALL 8' TYPE II SIDEWALK RAMP	1	EA	\$2,000.00	\$2,000.00
32	INSTALL TYPE "B" CONCRETE CURB & GUTTER	1,559	LF	\$30.00	\$46,770.00
33	INSTALL TYPE "C" CONCRETE CURB & GUTTER	9	LF	\$30.00	\$270.00
34	INSTALL TYPE "E" CONCRETE MEDIAN CURB & GUTTER	125	LF	\$30.00	\$3,750.00
35	INSTALL DOWELED-ON MEDIAN CURB (10")	524	LF	\$30.00	\$15,720.00
36	ADJUSTMENT OF WATER VALVES	5	EA	\$400.00	\$2,000.00
37	ADJUSTMENT OF MANHOLE	1	EA	\$1,000.00	\$1,000.00
38	SODDING	354	SY	\$8.00	\$2,832.00
39	EROSION CONTROL	1	LS	\$2,000.00	\$2,000.00
<b>TRAFFIC</b>					
40	TRAFFIC CONTROL	1	LS	\$30,000.00	\$30,000.00
41	INSTALL RADAR DETECTOR (LABOR ONLY)	6	EA	\$800.00	\$4,800.00
42	S-705-1000, HOME RUN CABLE	1,090	LF	\$9.00	\$9,810.00
43	INSTALL 6'X30' TRAFFIC DETECTOR LOOP	6	EA	\$1,300.00	\$7,800.00
44	INSTALL 6'X6' TRAFFIC DETECTOR LOOP	31	EA	\$750.00	\$23,250.00
45	INSTALL 1.5" HDPE (SDR9) CONDUIT	120	LF	\$25.00	\$3,000.00
46	PAVEMENT MARKING 6" SOLID WHITE LANE LINE (HPS-8 270 IES)	5,852	LF	\$2.00	\$11,704.00
47	PAVEMENT MARKING 6" SOLID WHITE EDGE LINE (HPS-8 270 IES)	6,909	LF	\$2.00	\$13,818.00
48	PAVEMENT MARKING 6" BROKEN WHITE LANE LINE (HPS-8 270 IES)	3,279	LF	\$2.00	\$6,558.00
49	PAVEMENT MARKING 6" DOTTED WHITE LANE TERMINATION LINE (3' LINE, 9' GAP)	112	LF	\$2.00	\$224.00
50	PAVEMENT MARKING 4" SOLID YELLOW LINE (HPS-8 270 IES)	418	LF	\$1.50	\$627.00
51	PAVEMENT MARKING 6" SOLID WHITE CROSSWALK LINE (PREFORMED THERMOPLASTIC)	2,171	LF	\$8.00	\$17,368.00
52	PAVEMENT MARKING 12" SOLID WHITE CROSSWALK LINE (PREFORMED THERMOPLASTIC)	340	LF	\$15.00	\$5,100.00
53	PAVEMENT MARKING 6" DOTTED WHITE EXTENSION LINE (HPS-8 270 IES)	47	LF	\$15.00	\$705.00
54	PAVEMENT MARKING 24" SOLID WHITE STOP LINE (PREFORMED THERMOPLASTIC)	402	LF	\$20.00	\$8,040.00
55	PAVEMENT MARKING LEFT ARROW (PREFORMED THERMOPLASTIC)	65	EA	\$250.00	\$16,250.00
56	PAVEMENT MARKING RIGHT ARROW (PREFORMED THERMOPLASTIC)	18	EA	\$250.00	\$4,500.00
57	PAVEMENT MARKING WHITE YIELD LINES (24"X36") (PREFORMED THERMOPLASTIC)	14	EA	\$100.00	\$1,400.00
58	PAVEMENT MARKING HELMETED BICYCLISTS AND ARROW SYMBOL (PREFORMED THERMOPLASTIC)	16	EA	\$300.00	\$4,800.00
59	INSTALL AND REMOVE OLATHE STREET MAINTENANCE SALES TAX SIGNS	2	EA	\$300.00	\$600.00
60	INSTALL AND REMOVE JOHNSON COUNTY CARS SIGNS	2	EA	\$600.00	\$1,200.00
61	REMOVE EXISTING SIDEWALK RAMP, RETAINING WALL AND MONUMENT FOOTING	1	LS	\$5,000.00	\$5,000.00
62	127TH & MUR-LEN SE CORNER SIDEWALK AND RAMP IMPROVEMENTS	1	LS	\$6,000.00	\$6,000.00
				<b>SUBTOTAL:</b>	<b>\$1,197,168.00</b>
				<b>*OWNERS CONTINGENCY ALLOWANCE:</b>	<b>\$50,000.00</b>
				<b>TOTAL:</b>	<b>\$1,247,168.00</b>
<i>*Amount to be determined by the OWNER following the bid opening.</i>					

The Engineer, using his or her professional judgment, has developed this stated Opinion of Probable Construction Cost based upon the design status identified above. Development of this Opinion has included consideration of design input level; however, the circumstances under which the work is expected to be undertaken, the cost and availability of materials, labor and services, probable bidder response and the economic conditions at the time of bid solicitation are beyond the control of the Engineer and will impact actual bid costs. Should bidding be delayed, these costs should be reviewed and, if necessary, adjusted to a more applicable Engineering News Record Construction Cost Index.



**RESOLUTION NO. 20-1003****A RESOLUTION AUTHORIZING THE 2020 STREET PRESERVATION PROGRAM, PN 3-P-000-20.****BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:**

**SECTION ONE:** Pursuant to the authority of Charter Ordinance No. 74 of the City, the Governing Body hereby authorizes the 2020 Street Preservation Program. Such program shall rehabilitate the following streets in the City of Olathe:

Santa Fe Street Arterial Mill and Overlay Project – Kansas City Road to I-35. The project funding consists of CIP Fund Cash and Street Maintenance Sales Tax Cash. The project will be bid and constructed in coordination with the Santa Fe and Ridgeview Geometric Improvements Project.

127<sup>th</sup> Street Arterial Mill and Overlay Project – Moore Avenue to Black Bob Road. The project funding consists of CIP Fund Cash, Street Maintenance Sales Tax Cash and Johnson County CARS Program.

Ridgeview Road Arterial Mill and Overlay Project – 151<sup>st</sup> Street to 159<sup>th</sup> Street. The project funding consists of CIP Fund Cash and Street Maintenance Sales Tax Cash.

Old 56 Highway Arterial Mill and Overlay Project – 151<sup>st</sup> Street to Lone Elm Road. Alternate Project. The project funding consists of CIP Fund Cash and Street Maintenance Sales Tax Cash.

Cedar Creek Parkway Arterial Mill and Overlay Project – K-10 Highway to the south end. Alternate Project. The project funding consists of CIP Fund Cash and Street Maintenance Sales Tax Cash.

Local and Collector Street Mill and Overlay Projects – See street list exhibits for (**Exhibit A**). The project includes 68 streets totaling 28 lane miles. The project funding consists of General Obligation (G.O.) Bonds, CIP Fund Cash and Street Maintenance Sales Tax Cash.

Micro Surface Project – See street list exhibits (**Exhibit B**). The project includes Type II Micro Surface on approximately 174 streets, totaling 61 lane miles. The project funding consists of CPR Fund Cash and Street Maintenance Sales Tax Cash.

Street Maintenance Curb Replacement Project – Removal and replacement of approximately 25,000 linear feet of deteriorated curb and gutter by Street Maintenance Concrete Crews in multiple locations throughout Olathe. The project funding consists of Street Maintenance Sales Tax Cash.

Street Maintenance Crack Sealing Project – Crack sealing materials for approximately 250 lane miles to be applied by Street Maintenance Crews. The project funding consists of Street Maintenance Sales Tax Cash.

Design of 2021 Arterial Mill and Overlay Projects – Design costs for 2021 Arterial Mill and Overlay Projects will utilize 2020 CIP Fund Cash and/or Street Maintenance Sales Tax Funds. The following projects are currently included, but are not limited to:

Mur-Len Road, Santa Fe Street to Rogers Road  
159<sup>th</sup> Street, US-169 Highway to Brougham Drive  
Ridgeview Road, Sheridan Street to Santa Fe Street

Alternate Streets are included in the Street Listings for the Local and Collector Mill and Overlay and Micro Surface Projects. The alternate streets are not included in the total number of primary streets and lane miles listed above with each project. These alternate streets are authorized for construction but not currently scheduled for construction.

**SECTION TWO:** The cost for completing the projects listed in Section One is \$13,600,000. Funds to pay for the projects shall come from the following sources:

CIP Fund Cash	\$ 2,200,000
CPR Fund Cash	\$ 800,000
G.O. Bonds	\$ 1,000,000
Street Maintenance Sales Tax	\$ 9,000,000
<u>Johnson County Assistance Road System (CARS)</u>	<u>\$ 600,000</u>

**TOTAL      \$13,600,000**

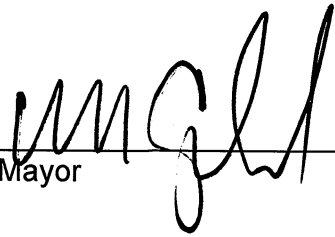
**SECTION THREE:** Pursuant to the authority of Charter Ordinance No. 74, the Governing Body hereby authorizes the issuance of not to exceed \$1,000,000 of general obligation bonds, all exclusive of issuance costs and interest on any temporary financing.

**SECTION FOUR:** The City intends to reimburse itself for capital expenditures made on or after the date which is 60 days before the date of this Resolution in connection with the project, pursuant to Treasury Regulation § 1.150-2, with the proceeds of bonds and/or notes in the maximum principal amount of \$1,000,000 exclusive of issuance costs and any interest costs for temporary financing.

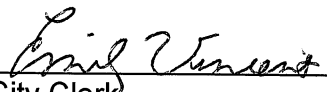
**SECTION FIVE:** This Resolution shall take effect immediately.

**ADOPTED** by the Governing Body this 7th day of January 2020.

**SIGNED** by the Mayor this 7th day of January 2020.

  
\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
City Clerk

(SEAL)



**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
City Attorney

## 2020 Local and Collector Street Mill and Overlay Project- Group A

STREET	FROM/TO
West Sheridan Street	Parker to Troost
West Sheridan Street	Troost to Grant
South Sherman Avenue	Oak to Sheridan
South Sherman Avenue	Sheridan to Wabash
South Troost Street	Sheridan to Dennis
South Troost Street	Sheridan to Troost
West Larkspur Place	Honeysuckle to Troost
South Lee Avenue	Sheridan to Wabash
West Little Street	Grant to Lee
West Wabash Street	Troost to Grant
South Troost Street	Edgemere to Wabash
South Weaver Street	Oak to Dennis
South Weaver Street	Sheridan to Oak
South Edgemere Court	Honeysuckle to Southwest End Cul-de-sac
South Edgemere Drive	Sheridan to Edgemere Court
South Edgemere Drive	Sheridan to Wabash
South Edgemere Drive	Edgemere Court to Troost
West Oak Street	Troost to Grant
West Poor Street	Weaver to Grant
South Grant Street	Dennis to Sheridan
South Grant Street	Sheridan to Elm
South Grant Terrace	Sheridan to Grant
West Hershey Street	Troost to Lee
South Honeysuckle Drive	Sheridan to Troost
South Honeysuckle Drive	Troost to Sheridan
South Keeler Street	Park to Cedar
South Keeler Street	Wabash to Dennis
South Keeler Street	Cedar to Wabash
East Loula Street	Ridgeview to Fir
East Loula Street	Emery to Keeler
East Loula Street	Water Street to Emery Street
East Loula Street	Keeler to Ridgeview
East Wabash Street	Keeler to West End Dead End (980 feet West)

## 2020 Local and Collector Street Mill and Overlay Project- Group B

<b>STREET</b>	<b>FROM/TO</b>
West 120th Terrace	Woodland to Cherry
West 121st Lane	Walnut to Woodland
West 122nd Terrace	Woodland to West End Cul-de-sac
South Cherry Lane	121st Lane to 120th Terrace
South Chestnut Street	121st Lane to 122nd Terrace
South Walnut Street	North End Cul-de-sac to South End Cul-de-sac
South Water Street	121st Lane to North End Cul-de-sac
South Alden Court	139th Street to North End Cul-de-sac
South Alden Street	135th Street to 138th Street
West 138th Street	Black Bob to Greenwood
West 138th Street	Greenwood to Pflumm
West 139th Street	Black Bob to 139th Street Intersection
South Darnell Street	139th Street to Northeast End Cul-de-sac
South Constance Court	139th Street to North End Dead End
West 139th Street	138th Street to South End Dead End
South Darnell Street	139th Street to East End Cul-de-sac
South Greenwood Street	138th Street to 135th Street
West 113th Street	Greenwood to Southwest End Cul-de-sac
West 113th Street	Greenwood to Rene
West 113th Terrace	Greenwood to West End Cul-de-sac
West 113th Terrace	Greenwood to Rene
West 114th Street	Greenwood to West Limits (Pavement Change)
West 114th Street	Greenwood to East End Cul-de-sac
West 115th Street	115th Street to Southeast End Cul-de-sac
West 114th Terrace	Greenwood to Widmer
West 115th Street	Greenwood to West End Cul-de-sac
West 115th Street	Greenwood to Pflumm
West 115th Terrace	Greenwood to West Limits (Pavement Change)
South Widmer Street	113th Terrace to Rene
South Greenwood Street	113th Street to Carriage
South Greenwood Street	College Boulevard to 113th Street
South Rene Street	113th Terrace to South End Cul-de-sac
South Rene Street	College Boulevard to South End Cul-de-sac
North Jan-Mar Court	Kansas City Road to South End Cul-de-sac
North Somerset Terrace	Mur-Len to 129th Street

## 2020 Local and Collector Street Mill and Overlay- Alternate Streets

STREET	FROM/TO
South Robinson Drive	Old 56 Highway to South End
North Cooper Street	Santa Fe to Park
North Emma Street	Santa Fe to South End Cul-de-sac
East Wabash Street	Walker to East End Dead End
South Wabash Circle	North End Cul-de-sac to South End Cul-de-sac
South Walker Street	Cedar to South Bridge
South Sunset Drive	Windsor to Cedar (North Windsor Entrance)
South Sunset Drive	Dennis to Windsor (North Windsor Entrance)
East Cedar Street	Mahaffie to Sunset
South Shannan Lane	141st Terrace to 141st Drive
South Shannan Lane	141st Terrace to 143rd Street
South Shannan Lane	Shannan Lane to South End Cul-de-sac
South Acuff Street	Shannan to North End Cul-de-sac
South Alcan Street	Shannan to North End Cul-de-sac
West 141st Terrace	Shannan to Greenwood
West 142nd Street	West End Cul-de-sac to East End Cul-de-sac
West 142nd Terrace	East End Cul-de-sac to West End Cul-de-sac
West 141st Terrace	141st Terrace to South End Cul-de-sac
West Valley Road	Cedar Hills to West End Cul-de-sac
South Cathy Circle	Diane to West End Cul-de-sac
South Cedar Hills Drive	Dennis to Valley
South Cedar Hills Drive	Valley Road to Southeast End Cul-de-sac
South Wyckford Road	Dennis Avenue to Dennis Avenue
West Dennis Avenue	Dennis to South End Cul-de-sac (West)
West Dennis Avenue	Dennis to South End Cul-de-sac (East)
South Diane Drive	Dennis to North End Cul-de-sac
South Palmer Lane	Palmer Drive to Palmer Drive
South Palmer Drive	Palmer Lane to Palmer Lane
South Palmer Drive	Dennis to Palmer Lane
South Cedar Hills Drive	Dennis to Valley
West Valley Road	Cedar Hills to West End Cul-de-sac
South Cedar Hills Drive	Valley Road to Southeast End Cul-de-sac



**EXHIBIT B****2020 MAQS Micro Surface Project**

<b>STREET</b>	<b>FROM/TO</b>
East Salem Lane	Ridgeview Road to Clairborne Road
South Seminole Court	141st Street to North End Cul-de-sac
South Sheridan Bridge Circle	Sheridan Bridge Lane to South End Cul-de-sac
South Sheridan Bridge Court	Sheridan Bridge Lane to South End Cul-de-sac
East Sheridan Bridge Lane	Ridgeview to Lindenwood
South Sheridan Bridge Place	Sheridan Bridge Lane to South End Cul-de-sac
East Sleepy Hollow Circle	Sleepy Hollow Drive to Southeast End Cul-de-sac
East Sleepy Hollow Drive	Ridgeview to Wells Fargo
East Sleepy Hollow Drive	Winterbrooke to Wells Fargo
West Spruce Street	Olathe View to Normandy
West Spruce Street	Olathe View to Poplar
West Spruce Street	Normandy to West End Dead End
East Stagecoach Drive	Ridgeview to Winterbrooke
South Stagecoach Place	Stagecoach to Sleepy Hollow
South Summertree Circle	124th Street to North End Cul-de-sac
South Summertree Lane	125th Street to 126th Terrace
North Sunset Drive	Yesteryear to Harold
East Sunvale Drive	Ridgeview to Stratford
South Sycamore Street	125th Street to 127th Street
North Julia Street	126th Street to South End Cul-de-sac
West 112th Street	Penrose to 113th Street
West 113th Street	Penrose to Southeast End Cul-de-sac
West 113th Street	113th Street to Northeast End Cul-de-sac
West 113th Terrace	Penrose to Northwest End Dead End
West 114th Street	Millview to Ridgeview
West 114th Street	114th Street to North End Cul-de-sac
West 114th Terrace	Hunter to 114th Street
West 115th Street	Ridgeview to Bell Court Drive
West 118th Street	Rene to Pflumm
North Anne Shirley Drive	Prince Edward Island to South End Cul-de-sac
North Annie Street	Hunter to South End Cul-de-sac
West 124th Street	Mur-Len to 123rd Street
West 124th Terrace	Arapaho to West End Cul-de-sac
West 124th Circle	Sycamore to Brougham
West 124th Circle	124th Circle to South End Cul-de-sac (West)
West 124th Circle	124th Circle to South End Cul-de-sac (East)
West 125th Street	Mur-Len to Sycamore (Includes First West Cul-de-sac)
East 125th Street	Lucy Montgomery Way to Ridgeview

West 125th Street	Sycamore to Brougham
West 125th Circle	125th Street to North End Cul-de-sac
West 125th Terrace	Sycamore to East End Cul-de-sac
West 125th Terrace	Sycamore to Summertree
West 125th Place	Sycamore to Cottonwood
West 125th Court	North End Cul-de-sac to South End Cul-de-sac
East 126th Street	Sunset to 125th Street
West 126th Street	Brougham to Sycamore (Includes Cul-de-sac)
West 126th Street	Sycamore to Summertree
North Hunter Drive	Hunter to Southeast End Cul-de-sac
West 126th Terrace	Mur-Len to Sycamore
East 126th Terrace	Nelson to East End Cul-de-sac
South Avalon Lane	Sheridan Bridge to Meadow (Including Cul-de-sac)
West 140th Terrace	141st Street to Brougham
West 141st Street	140th Terrace to Brougham
West 143rd Terrace	Blackfeather to East End Cul-de-sac
West 144th Street	Brougham to Blackfoot
West 144th Terrace	Blackfeather to Black Bob
West 144th Terrace	Blackfoot to Southeast End Cul-de-sac
West 145th Terrace	Blackfoot to Brougham
West 146th Street	Blackfoot to Brougham
West 146th Terrace	Brougham to Black Bob
West 146th Circle	146th Terrace to 146th Terrace
West 112th Street	Penrose to Penrose
East Prairie Street	Rawhide to 515' West
East Haven Lane	Clairborne to Southeast End Parking Lot
	Olathe View to West End Dead End (127' West of Chambery)
West Prairie Street	146th Terrace to North End Cul-de-sac (East)
West 146th Terrace	146th Terrace to North End Cul-de-sac (West)
West 146th Terrace	Kaw to West End Cul-de-sac
South Kaw Drive	Kaw to East End Cul-de-sac
South Kaw Drive	Olathe View to West End Cul-de-sac (South)
North Olathe View Road	Olathe View to West End Cul-de-sac (North)
North Olathe View Road	Winterbrooke to West End Cul-de-sac
South Winterbrooke Drive	Sheridan Bridge to Southeast End Cul-de-sac
East Sheridan Bridge Lane	Locust to Northwest End Cul-de-sac
South Locust Street	Briarwood to North End Cul-de-sac
West Briarwood Court	Blackfeather to Northeast End Cul-de-sac
South Twilight Lane	146th Terrace to North End Cul-de-sac
South Twilight Lane	144th Terrace to North End Cul-de-sac
South Twilight Court	Blackfeather to 144th Terrace
South Kaw Drive	

South Kaw Drive	144th Terrace to 147th Street
North Anne Shirley Drive	Pineview to Prince Edward Island
South Blackfeather Street	143rd to South End Cul-de-sac
South Blackfoot Court	141st Street to North End Cul-de-sac
South Blackfoot Drive	146th Terrace to North End Cul-de-sac
West Briarwood Court	Edinburgh to Locust
South Brougham Drive	124th Terrace to 127th Street
South Burch Street	116th Street to Penrose
South Blackfeather Street	Blackfeather to East End Cul-de-sac
South Lennox Street	116th Street to North End Cul-de-sac
South Lennox Drive	Sunvale to Stratford
South Lennox Drive	Stagecoach to South End Cul-de-sac
South Lennox Drive	Stagecoach to North End Cul-de-sac
South Locust Circle	124th Street to North End Cul-de-sac
South Locust Street	Sycamore to Brougham
South Locust Street	125th Street to 126th Terrace
North Lucy Montgomery Way	Green Gables to Marilla
North Lucy Montgomery Way	Anne Shirley Drive to West End Cul-de-sac
East Cambridge Street	Ridgeview to Clairborne
East Cavendish Trail	Green Gables to Charlotte Town
East Cedar Place	Clairborne to East End Cul-de-sac
North Chambery Drive	Spruce to Prairie
East Charlotte Town Road	Lucy Montgomery Way to Pineview
South Clairborne Road	Stagecoach to South End Cul-de-sac
South Clairborne Road	Rogers to Sheridan
South Clairborne Road	Santa Fe to Rogers
East College Way	Lindenwood to Rogers
South Cottonwood Drive	125th Street to 126th Street
East Wells Fargo Drive	Ridgeview to Sheridan Bridge
South Winchester Street	Parkwood to Southwest End Cul-de-sac
South Winterbrooke Drive	Sheridan to Stagecoach
South Wood Lane	Willow to Penrose
North Marilla Lane	Prince Edward Island to Yesteryear
East Meadow Lane	Montebello Orleans (2nd Intersection)
East Meadow Lane	Ridgeview to Montebello
South Millview Circle	Mill View Road to Southeast End Cul-de-sac
South Millview Road	Northwood to North End Dead End
South Montebello Lane	Sheridan Bridge to Meadow
West Mulberry Street	Olathe View to Forest
South Bell Court Drive	116th Street to 115th Street
East Yesteryear Street	Northeast End Cul-de-sac to Southwest End Cul-de-sac
South Nelson Road	Harold to Northgate
East New London Street	Nelson to Anne Shirley

North Normandy Street  
North Hunter Drive  
South Edinburgh Street  
East Elm Street  
East Elm Terrace  
North Emma Street  
North Olathe View Road  
East Orleans Drive  
East Oxford Place  
West Forest Drive  
East Frontier Lane  
South Parkwood Drive  
South Parkwood Drive  
East Penrose Lane  
East Penrose Lane  
South Penrose Lane  
South Penrose Street  
South Penrose Street  
West Poplar Street  
West Poplar Street  
West Poplar Street  
West Prairie Court  
West Prairie Court  
West Prairie Street  
West Prairie Terrace  
West Prairie Terrace  
West Prairie Terrace  
North Prince Edward Island Street  
North Prince Edward Island Street  
North Rawhide Drive  
South Rene Street  
South Roth Circle  
West Indian Creek Parkway  
South Sycamore Street

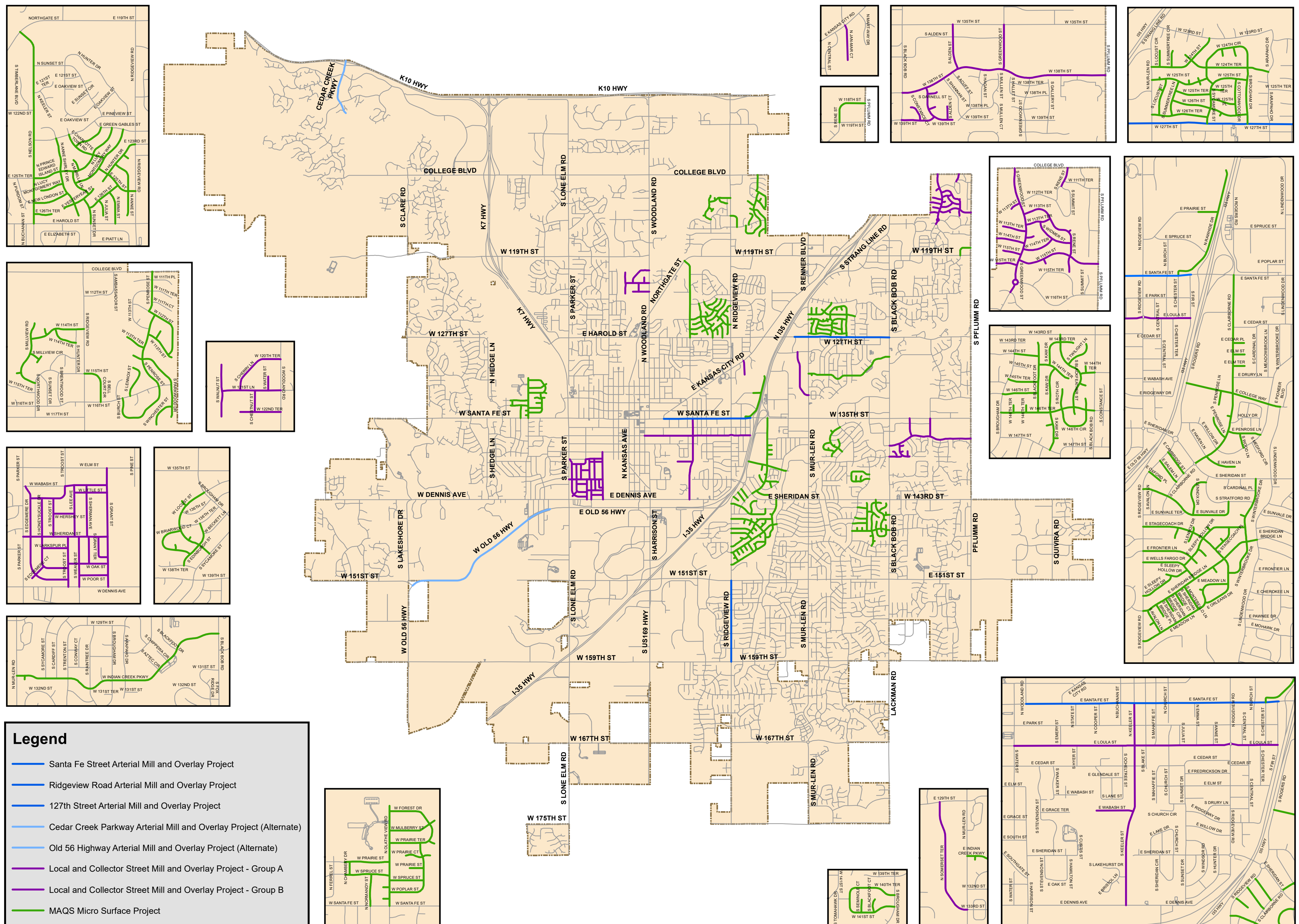
Santa Fe to Spruce  
Ridgeview to Southwest End Cul-de-sac  
136th Terrace to 138th Terrace  
Clairborne to East End Cul-de-sac  
Clairborne to East End Cul-de-sac  
126th Street to Harold  
Santa Fe to North End Dead End  
Winterbrooke to Meadow (2nd Intersection)  
Ridgeview to Southeast End Cul-de-sac  
Olathe View to Mulberry  
Ridgeview to East End Cul-de-sac  
116th Street to South End Cul-de-sac  
116th Street to Northwest End Cul-de-sac  
Clairborne to Northwest End Cul-de-sac  
Clairborne to Willow  
College Way to South End Cul-de-sac  
College Boulevard to 112th Street  
112th Street to Burch  
Olathe View to Spruce  
Spruce to Prairie Court  
Prairie Terrace to Prairie Court  
Poplar to East End Cul-de-sac  
Poplar to West End Cul-de-sac  
Poplar to West End Cul-de-sac  
Olathe View to Poplar  
Poplar to Mulberry  
Prairie Terrace to Southeast End Cul-de-sac  
Nelson to Green Gables  
Prince Edward Island to North End Cul-de-sac  
Santa Fe to North End Limit  
118th Street to 119th Street  
146th Terrace to North End Cul-de-sac  
Mur-Len to Black Bob  
125th Street to 124th Terrace

## 2020 MAQS Micro Surface Project- Alternates

STREET	FROM/TO
West 122nd Street	Blackfoot to Fox Ridge
West 123rd Street	Black Bob to West End
South Twilight Lane	123rd Street to South End
South Fox Ridge Drive	121st Terrace South End
West 121st Terrace	Blackfoot to Fox Ridge
West 122nd Terrace	Blackfoot to Fox Ridge
South Blackfoot Drive	123rd to 121st Terrace
West 168th Place	Kimble to West End Dead End
South Bradley Drive	169th Place to 168th Place
West 169th Place	South Mur-Len to 168th Terrace
West 168th Place	Kimble to 167th Terrace
West 168th Terrace	169th Place to 169th Place
West 167th Terrace	Kimble to 168th Place
South Kimble Street	168th Place to 167th Street



## 2020 Street Preservation Program Location Map







# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** Public Works

**STAFF CONTACT:** Mary Jaeger / Beth Wright

**SUBJECT:** Contract with O'Donnell & Sons Construction for construction of the Ridgeview Road Arterial Mill and Overlay Project, PN 3-P-004-20.

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**ITEM DESCRIPTION:**

Consideration of Engineer's Estimate, acceptance of bids and award of contract to O'Donnell & Sons Construction for construction of the Ridgeview Road Arterial Mill and Overlay Project, PN 3-P-004-20.

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**SUMMARY:**

On February 11, 2020, four (4) bids were received and opened for the above referenced project. The bids ranged from \$726,598.05 to \$853,759.75 with the Engineer's Estimate at \$808,982.00. O'Donnell & Sons Construction submitted the low and responsible bid in the amount of \$726,598.05. The following is a tabulation of the bids received:

O'Donnell & Sons Construction	\$ 726,598.05
Gunter Construction Company	\$ 743,145.80
Engineer's Estimate	\$ 808,982.00
Phoenix Concrete, LLC	\$ 835,129.66
Freeman Concrete Construction, LLC	\$ 853,759.75

This Street Preservation project, from 151<sup>st</sup> Street to 159<sup>th</sup> Street, will provide a 2" depth mill and asphalt overlay, asphalt base repair, concrete curb and gutter replacement, sidewalk and ADA ramp replacement, installation of an 8' wide concrete shared use path on the east side, and replacement of pavement markings.

Construction is scheduled to begin in June 2020 and will be completed in Fall 2020.

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**FINANCIAL IMPACT:**

This project is funded from the City of Olathe's 2020 Street Preservation Program authorized on January 7, 2020. Authorized revenue for the 2020 Street Preservation Program includes:

CIP Fund Cash	\$ 2,200,000
CPR Fund Cash	\$ 800,000
G.O. Bonds	\$ 1,000,000
Street Maintenance Sales Tax	\$ 9,000,000
<u>Johnson County Assistance Road System (CARS)</u>	<u>\$ 600,000</u>
Total	\$13,600,000

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**ACTION NEEDED:**

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**MEETING DATE:** 3/3/2020

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Approval of Engineer's Estimate, acceptance of bids and award of contract to O'Donnell & Sons Construction for construction of the Ridgeview Road Arterial Mill and Overlay Project, PN 3-P-004-20.

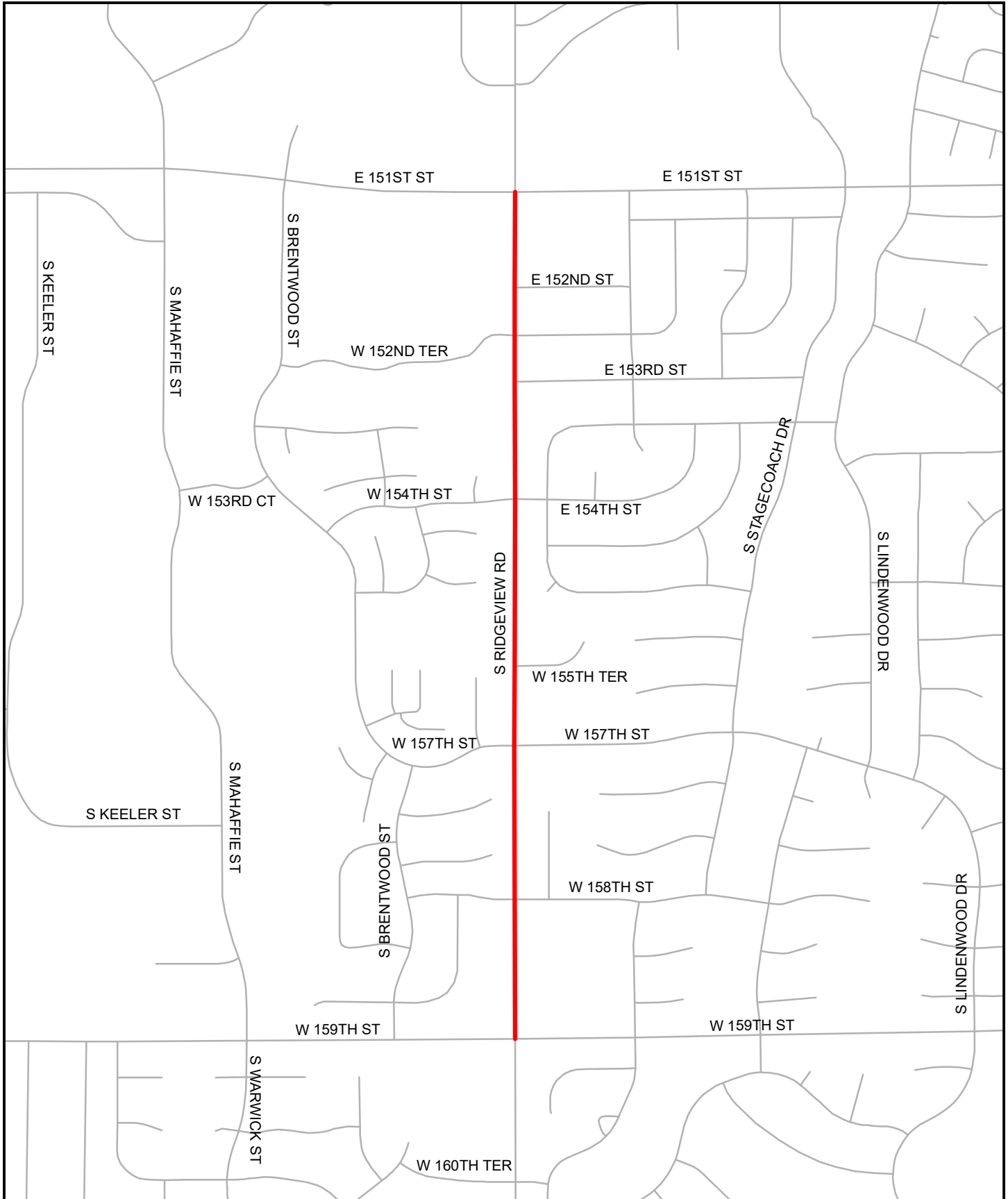
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**ATTACHMENT(S):**

- A. Project Location Map
- B. Engineer's Estimate and Affidavit of Estimate
- C. Resolution 20-1003

# Project Location Map

Ridgeview Road Arterial Mill and Overlay Project  
PN 3-P-004-20

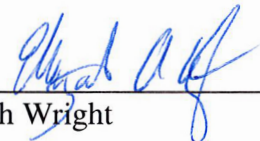


**AFFIDAVIT OF ESTIMATE OF COST**

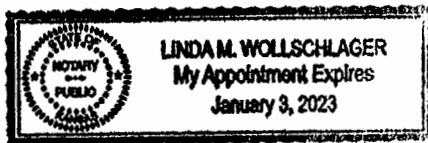
STATE OF KANSAS     )  
                                  ) ss.  
COUNTY OF JOHNSON)


Elizabeth Wright, P.E., of lawful age, being first duly sworn upon her oath,  
states:

1. I am the City Engineer for the City of Olathe, Kansas.
2. The attached detailed estimate of the cost for the Ridgeview Road Arterial Mill and Overlay Project, P.N. 3-P-004-20 is attached and I am providing the estimate of the cost under oath (Exhibit A).

  
\_\_\_\_\_  
Elizabeth Wright

Subscribed in my presence and sworn under oath before me this 15<sup>th</sup>  
day of January, 2020.



  
\_\_\_\_\_  
Notary Public

My Appointment Expires

January 3, 2023



## ENGINEER'S ESTIMATE - FINAL PLANS

Client: City of Olathe, Kansas

Project: 2020 Arterial Mill and Overlay: Ridgeview Road - 151st Street to 159th Street

City Project Number: 3-P-004-20

Olsson Project Number: B19-2224

Date: 1/15/2020

	ITEM	QUANTITY	UNIT	UNIT COST \$	COST \$
<b>ROADWAY CONSTRUCTION</b>					
1	MOBILIZATION	1	LS	\$25,000.00	\$25,000.00
2	CONSTRUCTION STAKING	1	LS	\$5,000.00	\$5,000.00
3	EXCAVATION AND GRADING	506	CY	\$30.00	\$15,180.00
4	TREE REMOVAL	2	EA	\$1,500.00	\$3,000.00
5	REMOVE EXISTING TYPE "A" CONCRETE CURB & GUTTER	139	LF	\$15.00	\$2,085.00
6	REMOVE EXISTING TYPE "B" CONCRETE CURB & GUTTER	1,185	LF	\$15.00	\$17,775.00
7	REMOVE EXISTING TYPE "E" CONCRETE CURB & GUTTER	15	LF	\$15.00	\$225.00
8	REMOVE EXISTING 4' CONCRETE SIDEWALK	290	LF	\$8.00	\$2,320.00
9	REMOVE EXISTING 5' CONCRETE SIDEWALK	4,533	LF	\$10.00	\$45,330.00
10	REMOVE TYPE I SIDEWALK RAMP	12	EA	\$600.00	\$7,200.00
11	REMOVE TYPE II SIDEWALK RAMP	10	EA	\$600.00	\$6,000.00
12	REMOVE 6" CONCRETE DRIVEWAY	122	SY	\$40.00	\$4,880.00
13	2" MILLING	19,925	SY	\$1.40	\$27,895.00
14	2" MODIFIED ASPHALTIC CONCRETE SURFACE (SUPERPAVE)	2,432	TON	\$68.00	\$165,376.00
15	4" DEPTH BASE REPAIR	722	SY	\$30.00	\$21,660.00
16	6" DEPTH CRACK REPAIR	385	SY	\$55.00	\$21,175.00
17	INSTALL 4" AGGREGATE BASE (MODIFIED AB-3)	969	TON	\$30.00	\$29,070.00
18	INSTALL 4' CONCRETE SIDEWALK	343	LF	\$30.00	\$10,290.00
19	INSTALL 5' CONCRETE SIDEWALK	371	LF	\$32.00	\$11,872.00
20	INSTALL 8' CONCRETE SHARED USE PATH	4,146	LF	\$40.00	\$165,840.00
21	INSTALL 5' TYPE I SIDEWALK RAMP	8	EA	\$1,500.00	\$12,000.00
22	INSTALL 5' TYPE II SIDEWALK RAMP	1	EA	\$1,800.00	\$1,800.00
23	INSTALL 8' TYPE I SIDEWALK RAMP	13	EA	\$1,800.00	\$23,400.00
24	INSTALL 8' TYPE II SIDEWALK RAMP	2	EA	\$2,000.00	\$4,000.00
25	INSTALL 6" CONCRETE DRIVEWAY	122	SY	\$100.00	\$12,200.00
26	INSTALL TYPE "A" CONCRETE CURB & GUTTER	139	LF	\$30.00	\$4,170.00
27	INSTALL TYPE "B" CONCRETE CURB & GUTTER	1,185	LF	\$30.00	\$35,550.00
28	INSTALL TYPE "E" CONCRETE CURB & GUTTER	15	LF	\$30.00	\$450.00
29	RELOCATION OF WATER METER	1	EA	\$1,000.00	\$1,000.00
30	RELOCATION OF SPRINKLER CONTROL VALVE	1	EA	\$500.00	\$500.00
31	ADJUSTMENT OF WATER VALVES	9	EA	\$400.00	\$3,600.00
32	ADJUSTMENT OF MANHOLE	1	EA	\$1,000.00	\$1,000.00
33	SODDING	2,500	SY	\$7.00	\$17,500.00
34	EROSION CONTROL	1	LS	\$5,000.00	\$5,000.00
<b>STORM SEWER CONSTRUCTION</b>					
35	REMOVE 7'x5' CURB INLET TOP AND 8' CONCRETE FLUME	1	EA	\$500.00	\$500.00
36	INSTALL 7'x5' CURB/AREA INLET TOP AND 8' CONCRETE FLUME	1	EA	\$4,500.00	\$4,500.00
37	REMOVE 7'x7' CURB INLET TOP	1	EA	\$500.00	\$500.00
38	INSTALL 7'x7' CURB INLET TOP	1	EA	\$2,500.00	\$2,500.00
<b>TRAFFIC</b>					
39	TRAFFIC CONTROL	1	LS	\$25,000.00	\$25,000.00
40	PAVEMENT MARKING 4" SOLID YELLOW LINE (HPS-8 270 IES)	10,418	LF	\$1.50	\$15,627.00
41	PAVEMENT MARKING 6" SOLID WHITE CROSSWALK LINE (PREFORMED THERMOPLASTIC)	100	LF	\$8.00	\$800.00
42	PAVEMENT MARKING 6" SOLID WHITE LANE LINE (HPS-8 270 IES)	1,351	LF	\$2.00	\$2,702.00
43	PAVEMENT MARKING 12" SOLID YELLOW DIAGONAL LINE (PREFORMED THERMOPLASTIC)	234	LF	\$15.00	\$3,510.00
44	PAVEMENT MARKING 12" SOLID WHITE CROSSWALK LINE (PREFORMED THERMOPLASTIC)	110	LF	\$15.00	\$1,650.00
45	PAVEMENT MARKING LEFT ARROW (PREFORMED THERMOPLASTIC)	36	EA	\$250.00	\$9,000.00
46	PAVEMENT MARKING RIGHT ARROW (PREFORMED THERMOPLASTIC)	3	EA	\$250.00	\$750.00
47	REMOVE AND RESET EXISTING SIGN	4	EA	\$500.00	\$2,000.00
48	INSTALL AND REMOVE OLATHE STREET MAINTENANCE SALES TAX SIGNS	2	EA	\$300.00	\$600.00
				<b>SUBTOTAL:</b>	\$778,982.00
				<b>*OWNERS CONTINGENCY ALLOWANCE:</b>	\$30,000.00
				<b>TOTAL:</b>	\$808,982.00
<i>*Amount to be determined by the OWNER following the bid opening.</i>					

The Engineer, using his or her professional judgment, has developed this stated Opinion of Probable Construction Cost based on the information and status identified above. Development of this Opinion has included consideration of design input level; however, the circumstances under which the work is expected to be undertaken, the cost and availability of materials, labor and services, probable bidder response and the economic conditions at the time of bid solicitation are beyond the control of the Engineer and will impact actual bid costs. Should bidding be delayed, these costs should be reviewed and, if necessary, adjusted to reflect applicable engineering fees. Record Construction Cost Index.



**RESOLUTION NO. 20-1003****A RESOLUTION AUTHORIZING THE 2020 STREET PRESERVATION PROGRAM, PN 3-P-000-20.****BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:**

**SECTION ONE:** Pursuant to the authority of Charter Ordinance No. 74 of the City, the Governing Body hereby authorizes the 2020 Street Preservation Program. Such program shall rehabilitate the following streets in the City of Olathe:

Santa Fe Street Arterial Mill and Overlay Project – Kansas City Road to I-35. The project funding consists of CIP Fund Cash and Street Maintenance Sales Tax Cash. The project will be bid and constructed in coordination with the Santa Fe and Ridgeview Geometric Improvements Project.

127<sup>th</sup> Street Arterial Mill and Overlay Project – Moore Avenue to Black Bob Road. The project funding consists of CIP Fund Cash, Street Maintenance Sales Tax Cash and Johnson County CARS Program.

Ridgeview Road Arterial Mill and Overlay Project – 151<sup>st</sup> Street to 159<sup>th</sup> Street. The project funding consists of CIP Fund Cash and Street Maintenance Sales Tax Cash.

Old 56 Highway Arterial Mill and Overlay Project – 151<sup>st</sup> Street to Lone Elm Road. Alternate Project. The project funding consists of CIP Fund Cash and Street Maintenance Sales Tax Cash.

Cedar Creek Parkway Arterial Mill and Overlay Project – K-10 Highway to the south end. Alternate Project. The project funding consists of CIP Fund Cash and Street Maintenance Sales Tax Cash.

Local and Collector Street Mill and Overlay Projects – See street list exhibits for (**Exhibit A**). The project includes 68 streets totaling 28 lane miles. The project funding consists of General Obligation (G.O.) Bonds, CIP Fund Cash and Street Maintenance Sales Tax Cash.

Micro Surface Project – See street list exhibits (**Exhibit B**). The project includes Type II Micro Surface on approximately 174 streets, totaling 61 lane miles. The project funding consists of CPR Fund Cash and Street Maintenance Sales Tax Cash.

Street Maintenance Curb Replacement Project – Removal and replacement of approximately 25,000 linear feet of deteriorated curb and gutter by Street Maintenance Concrete Crews in multiple locations throughout Olathe. The project funding consists of Street Maintenance Sales Tax Cash.



Street Maintenance Crack Sealing Project – Crack sealing materials for approximately 250 lane miles to be applied by Street Maintenance Crews. The project funding consists of Street Maintenance Sales Tax Cash.

Design of 2021 Arterial Mill and Overlay Projects – Design costs for 2021 Arterial Mill and Overlay Projects will utilize 2020 CIP Fund Cash and/or Street Maintenance Sales Tax Funds. The following projects are currently included, but are not limited to:

Mur-Len Road, Santa Fe Street to Rogers Road  
159<sup>th</sup> Street, US-169 Highway to Brougham Drive  
Ridgeview Road, Sheridan Street to Santa Fe Street

Alternate Streets are included in the Street Listings for the Local and Collector Mill and Overlay and Micro Surface Projects. The alternate streets are not included in the total number of primary streets and lane miles listed above with each project. These alternate streets are authorized for construction but not currently scheduled for construction.

**SECTION TWO:** The cost for completing the projects listed in Section One is \$13,600,000. Funds to pay for the projects shall come from the following sources:

CIP Fund Cash	\$ 2,200,000
CPR Fund Cash	\$ 800,000
G.O. Bonds	\$ 1,000,000
Street Maintenance Sales Tax	\$ 9,000,000
<u>Johnson County Assistance Road System (CARS)</u>	<u>\$ 600,000</u>

**TOTAL      \$13,600,000**

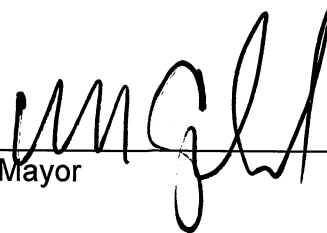
**SECTION THREE:** Pursuant to the authority of Charter Ordinance No. 74, the Governing Body hereby authorizes the issuance of not to exceed \$1,000,000 of general obligation bonds, all exclusive of issuance costs and interest on any temporary financing.

**SECTION FOUR:** The City intends to reimburse itself for capital expenditures made on or after the date which is 60 days before the date of this Resolution in connection with the project, pursuant to Treasury Regulation § 1.150-2, with the proceeds of bonds and/or notes in the maximum principal amount of \$1,000,000 exclusive of issuance costs and any interest costs for temporary financing.


**SECTION FIVE:** This Resolution shall take effect immediately.

**ADOPTED** by the Governing Body this 7th day of January 2020.

**SIGNED** by the Mayor this 7th day of January 2020.

  
\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
City Clerk

(SEAL)



**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
City Attorney

**2020 Local and Collector Street Mill and Overlay Project- Group A**

<b>STREET</b>	<b>FROM/TO</b>
West Sheridan Street	Parker to Troost
West Sheridan Street	Troost to Grant
South Sherman Avenue	Oak to Sheridan
South Sherman Avenue	Sheridan to Wabash
South Troost Street	Sheridan to Dennis
South Troost Street	Sheridan to Troost
West Larkspur Place	Honeysuckle to Troost
South Lee Avenue	Sheridan to Wabash
West Little Street	Grant to Lee
West Wabash Street	Troost to Grant
South Troost Street	Edgemere to Wabash
South Weaver Street	Oak to Dennis
South Weaver Street	Sheridan to Oak
South Edgemere Court	Honeysuckle to Southwest End Cul-de-sac
South Edgemere Drive	Sheridan to Edgemere Court
South Edgemere Drive	Sheridan to Wabash
South Edgemere Drive	Edgemere Court to Troost
West Oak Street	Troost to Grant
West Poor Street	Weaver to Grant
South Grant Street	Dennis to Sheridan
South Grant Street	Sheridan to Elm
South Grant Terrace	Sheridan to Grant
West Hershey Street	Troost to Lee
South Honeysuckle Drive	Sheridan to Troost
South Honeysuckle Drive	Troost to Sheridan
South Keeler Street	Park to Cedar
South Keeler Street	Wabash to Dennis
South Keeler Street	Cedar to Wabash
East Loula Street	Ridgeview to Fir
East Loula Street	Emery to Keeler
East Loula Street	Water Street to Emery Street
East Loula Street	Keeler to Ridgeview
East Wabash Street	Keeler to West End Dead End (980 feet West)

## 2020 Local and Collector Street Mill and Overlay Project- Group B

<b>STREET</b>	<b>FROM/TO</b>
West 120th Terrace	Woodland to Cherry
West 121st Lane	Walnut to Woodland
West 122nd Terrace	Woodland to West End Cul-de-sac
South Cherry Lane	121st Lane to 120th Terrace
South Chestnut Street	121st Lane to 122nd Terrace
South Walnut Street	North End Cul-de-sac to South End Cul-de-sac
South Water Street	121st Lane to North End Cul-de-sac
South Alden Court	139th Street to North End Cul-de-sac
South Alden Street	135th Street to 138th Street
West 138th Street	Black Bob to Greenwood
West 138th Street	Greenwood to Pflumm
West 139th Street	Black Bob to 139th Street Intersection
South Darnell Street	139th Street to Northeast End Cul-de-sac
South Constance Court	139th Street to North End Dead End
West 139th Street	138th Street to South End Dead End
South Darnell Street	139th Street to East End Cul-de-sac
South Greenwood Street	138th Street to 135th Street
West 113th Street	Greenwood to Southwest End Cul-de-sac
West 113th Street	Greenwood to Rene
West 113th Terrace	Greenwood to West End Cul-de-sac
West 113th Terrace	Greenwood to Rene
West 114th Street	Greenwood to West Limits (Pavement Change)
West 114th Street	Greenwood to East End Cul-de-sac
West 115th Street	115th Street to Southeast End Cul-de-sac
West 114th Terrace	Greenwood to Widmer
West 115th Street	Greenwood to West End Cul-de-sac
West 115th Street	Greenwood to Pflumm
West 115th Terrace	Greenwood to West Limits (Pavement Change)
South Widmer Street	113th Terrace to Rene
South Greenwood Street	113th Street to Carriage
South Greenwood Street	College Boulevard to 113th Street
South Rene Street	113th Terrace to South End Cul-de-sac
South Rene Street	College Boulevard to South End Cul-de-sac
North Jan-Mar Court	Kansas City Road to South End Cul-de-sac
North Somerset Terrace	Mur-Len to 129th Street

## 2020 Local and Collector Street Mill and Overlay- Alternate Streets

STREET	FROM/TO
South Robinson Drive	Old 56 Highway to South End
North Cooper Street	Santa Fe to Park
North Emma Street	Santa Fe to South End Cul-de-sac
East Wabash Street	Walker to East End Dead End
South Wabash Circle	North End Cul-de-sac to South End Cul-de-sac
South Walker Street	Cedar to South Bridge
South Sunset Drive	Windsor to Cedar (North Windsor Entrance)
South Sunset Drive	Dennis to Windsor (North Windsor Entrance)
East Cedar Street	Mahaffie to Sunset
South Shannan Lane	141st Terrace to 141st Drive
South Shannan Lane	141st Terrace to 143rd Street
South Shannan Lane	Shannan Lane to South End Cul-de-sac
South Acuff Street	Shannan to North End Cul-de-sac
South Alcan Street	Shannan to North End Cul-de-sac
West 141st Terrace	Shannan to Greenwood
West 142nd Street	West End Cul-de-sac to East End Cul-de-sac
West 142nd Terrace	East End Cul-de-sac to West End Cul-de-sac
West 141st Terrace	141st Terrace to South End Cul-de-sac
West Valley Road	Cedar Hills to West End Cul-de-sac
South Cathy Circle	Diane to West End Cul-de-sac
South Cedar Hills Drive	Dennis to Valley
South Cedar Hills Drive	Valley Road to Southeast End Cul-de-sac
South Wyckford Road	Dennis Avenue to Dennis Avenue
West Dennis Avenue	Dennis to South End Cul-de-sac (West)
West Dennis Avenue	Dennis to South End Cul-de-sac (East)
South Diane Drive	Dennis to North End Cul-de-sac
South Palmer Lane	Palmer Drive to Palmer Drive
South Palmer Drive	Palmer Lane to Palmer Lane
South Palmer Drive	Dennis to Palmer Lane
South Cedar Hills Drive	Dennis to Valley
West Valley Road	Cedar Hills to West End Cul-de-sac
South Cedar Hills Drive	Valley Road to Southeast End Cul-de-sac

**EXHIBIT B****2020 MAQS Micro Surface Project**

<b>STREET</b>	<b>FROM/TO</b>
East Salem Lane	Ridgeview Road to Clairborne Road
South Seminole Court	141st Street to North End Cul-de-sac
South Sheridan Bridge Circle	Sheridan Bridge Lane to South End Cul-de-sac
South Sheridan Bridge Court	Sheridan Bridge Lane to South End Cul-de-sac
East Sheridan Bridge Lane	Ridgeview to Lindenwood
South Sheridan Bridge Place	Sheridan Bridge Lane to South End Cul-de-sac
East Sleepy Hollow Circle	Sleepy Hollow Drive to Southeast End Cul-de-sac
East Sleepy Hollow Drive	Ridgeview to Wells Fargo
East Sleepy Hollow Drive	Winterbrooke to Wells Fargo
West Spruce Street	Olathe View to Normandy
West Spruce Street	Olathe View to Poplar
West Spruce Street	Normandy to West End Dead End
East Stagecoach Drive	Ridgeview to Winterbrooke
South Stagecoach Place	Stagecoach to Sleepy Hollow
South Summertree Circle	124th Street to North End Cul-de-sac
South Summertree Lane	125th Street to 126th Terrace
North Sunset Drive	Yesteryear to Harold
East Sunvale Drive	Ridgeview to Stratford
South Sycamore Street	125th Street to 127th Street
North Julia Street	126th Street to South End Cul-de-sac
West 112th Street	Penrose to 113th Street
West 113th Street	Penrose to Southeast End Cul-de-sac
West 113th Street	113th Street to Northeast End Cul-de-sac
West 113th Terrace	Penrose to Northwest End Dead End
West 114th Street	Millview to Ridgeview
West 114th Street	114th Street to North End Cul-de-sac
West 114th Terrace	Hunter to 114th Street
West 115th Street	Ridgeview to Bell Court Drive
West 118th Street	Rene to Pflumm
North Anne Shirley Drive	Prince Edward Island to South End Cul-de-sac
North Annie Street	Hunter to South End Cul-de-sac
West 124th Street	Mur-Len to 123rd Street
West 124th Terrace	Arapaho to West End Cul-de-sac
West 124th Circle	Sycamore to Brougham
West 124th Circle	124th Circle to South End Cul-de-sac (West)
West 124th Circle	124th Circle to South End Cul-de-sac (East)
West 125th Street	Mur-Len to Sycamore (Includes First West Cul-de-sac)
East 125th Street	Lucy Montgomery Way to Ridgeview



West 125th Street	Sycamore to Brougham
West 125th Circle	125th Street to North End Cul-de-sac
West 125th Terrace	Sycamore to East End Cul-de-sac
West 125th Terrace	Sycamore to Summertree
West 125th Place	Sycamore to Cottonwood
West 125th Court	North End Cul-de-sac to South End Cul-de-sac
East 126th Street	Sunset to 125th Street
West 126th Street	Brougham to Sycamore (Includes Cul-de-sac)
West 126th Street	Sycamore to Summertree
North Hunter Drive	Hunter to Southeast End Cul-de-sac
West 126th Terrace	Mur-Len to Sycamore
East 126th Terrace	Nelson to East End Cul-de-sac
South Avalon Lane	Sheridan Bridge to Meadow (Including Cul-de-sac)
West 140th Terrace	141st Street to Brougham
West 141st Street	140th Terrace to Brougham
West 143rd Terrace	Blackfeather to East End Cul-de-sac
West 144th Street	Brougham to Blackfoot
West 144th Terrace	Blackfeather to Black Bob
West 144th Terrace	Blackfoot to Southeast End Cul-de-sac
West 145th Terrace	Blackfoot to Brougham
West 146th Street	Blackfoot to Brougham
West 146th Terrace	Brougham to Black Bob
West 146th Circle	146th Terrace to 146th Terrace
West 112th Street	Penrose to Penrose
East Prairie Street	Rawhide to 515' West
East Haven Lane	Clairborne to Southeast End Parking Lot
	Olathe View to West End Dead End (127' West of Chambery)
West Prairie Street	146th Terrace to North End Cul-de-sac (East)
West 146th Terrace	146th Terrace to North End Cul-de-sac (West)
West 146th Terrace	Kaw to West End Cul-de-sac
South Kaw Drive	Kaw to East End Cul-de-sac
South Kaw Drive	Olathe View to West End Cul-de-sac (South)
North Olathe View Road	Olathe View to West End Cul-de-sac (North)
North Olathe View Road	Winterbrooke to West End Cul-de-sac
South Winterbrooke Drive	Sheridan Bridge to Southeast End Cul-de-sac
East Sheridan Bridge Lane	Locust to Northwest End Cul-de-sac
South Locust Street	Briarwood to North End Cul-de-sac
West Briarwood Court	Blackfeather to Northeast End Cul-de-sac
South Twilight Lane	146th Terrace to North End Cul-de-sac
South Twilight Lane	144th Terrace to North End Cul-de-sac
South Twilight Court	Blackfeather to 144th Terrace
South Kaw Drive	

South Kaw Drive  
North Anne Shirley Drive  
South Blackfeather Street  
South Blackfoot Court  
South Blackfoot Drive  
West Briarwood Court  
South Brougham Drive  
South Burch Street  
South Blackfeather Street  
South Lennox Street  
South Lennox Drive  
South Lennox Drive  
South Lennox Drive  
South Locust Circle  
South Locust Street  
South Locust Street  
North Lucy Montgomery Way  
North Lucy Montgomery Way  
East Cambridge Street  
East Cavendish Trail  
East Cedar Place  
North Chambery Drive  
East Charlotte Town Road  
South Clairborne Road  
South Clairborne Road  
South Clairborne Road  
East College Way  
South Cottonwood Drive  
East Wells Fargo Drive  
South Winchester Street  
South Winterbrooke Drive  
South Wood Lane  
North Marilla Lane  
East Meadow Lane  
East Meadow Lane  
South Millview Circle  
South Millview Road  
South Montebello Lane  
West Mulberry Street  
South Bell Court Drive  
East Yesteryear Street  
South Nelson Road  
East New London Street

144th Terrace to 147th Street  
Pineview to Prince Edward Island  
143rd to South End Cul-de-sac  
141st Street to North End Cul-de-sac  
146th Terrace to North End Cul-de-sac  
Edinburgh to Locust  
124th Terrace to 127th Street  
116th Street to Penrose  
Blackfeather to East End Cul-de-sac  
116th Street to North End Cul-de-sac  
Sunvale to Stratford  
Stagecoach to South End Cul-de-sac  
Stagecoach to North End Cul-de-sac  
124th Street to North End Cul-de-sac  
Sycamore to Brougham  
125th Street to 126th Terrace  
Green Gables to Marilla  
Anne Shirley Drive to West End Cul-de-sac  
Ridgeview to Clairborne  
Green Gables to Charlotte Town  
Clairborne to East End Cul-de-sac  
Spruce to Prairie  
Lucy Montgomery Way to Pineview  
Stagecoach to South End Cul-de-sac  
Rogers to Sheridan  
Santa Fe to Rogers  
Lindenwood to Rogers  
125th Street to 126th Street  
Ridgeview to Sheridan Bridge  
Parkwood to Southwest End Cul-de-sac  
Sheridan to Stagecoach  
Willow to Penrose  
Prince Edward Island to Yesteryear  
Montebello Orleans (2nd Intersection)  
Ridgeview to Montebello  
Mill View Road to Southeast End Cul-de-sac  
Northwood to North End Dead End  
Sheridan Bridge to Meadow  
Olathe View to Forest  
116th Street to 115th Street  
Northeast End Cul-de-sac to Southwest End Cul-de-sac  
Harold to Northgate  
Nelson to Anne Shirley

North Normandy Street  
North Hunter Drive  
South Edinburgh Street  
East Elm Street  
East Elm Terrace  
North Emma Street  
North Olathe View Road  
East Orleans Drive  
East Oxford Place  
West Forest Drive  
East Frontier Lane  
South Parkwood Drive  
South Parkwood Drive  
East Penrose Lane  
East Penrose Lane  
South Penrose Lane  
South Penrose Street  
South Penrose Street  
West Poplar Street  
West Poplar Street  
West Poplar Street  
West Prairie Court  
West Prairie Court  
West Prairie Street  
West Prairie Terrace  
West Prairie Terrace  
West Prairie Terrace  
North Prince Edward Island Street  
North Prince Edward Island Street  
North Rawhide Drive  
South Rene Street  
South Roth Circle  
West Indian Creek Parkway  
South Sycamore Street

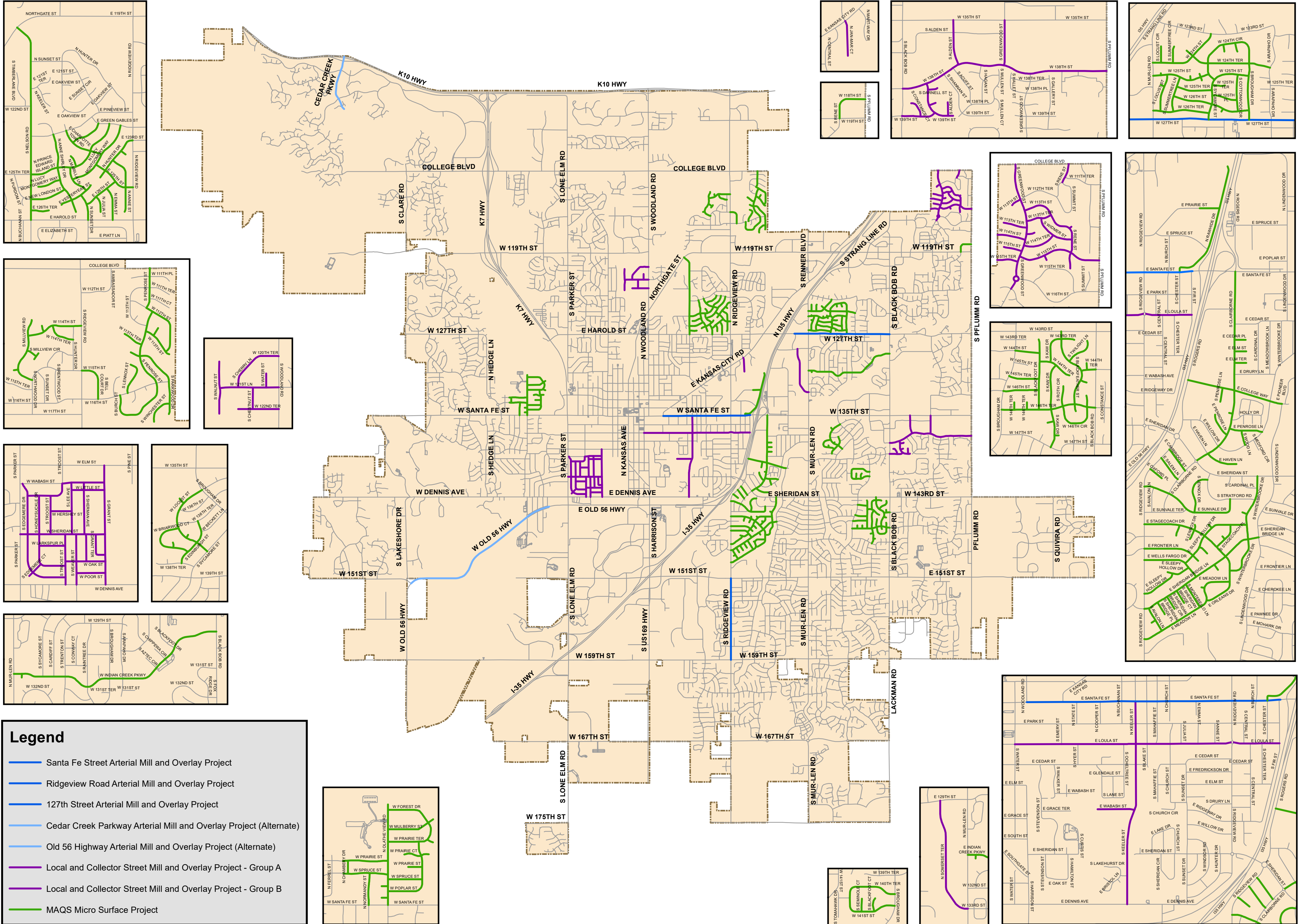
Santa Fe to Spruce  
Ridgeview to Southwest End Cul-de-sac  
136th Terrace to 138th Terrace  
Clairborne to East End Cul-de-sac  
Clairborne to East End Cul-de-sac  
126th Street to Harold  
Santa Fe to North End Dead End  
Winterbrooke to Meadow (2nd Intersection)  
Ridgeview to Southeast End Cul-de-sac  
Olathe View to Mulberry  
Ridgeview to East End Cul-de-sac  
116th Street to South End Cul-de-sac  
116th Street to Northwest End Cul-de-sac  
Clairborne to Northwest End Cul-de-sac  
Clairborne to Willow  
College Way to South End Cul-de-sac  
College Boulevard to 112th Street  
112th Street to Burch  
Olathe View to Spruce  
Spruce to Prairie Court  
Prairie Terrace to Prairie Court  
Poplar to East End Cul-de-sac  
Poplar to West End Cul-de-sac  
Poplar to West End Cul-de-sac  
Olathe View to Poplar  
Poplar to Mulberry  
Prairie Terrace to Southeast End Cul-de-sac  
Nelson to Green Gables  
Prince Edward Island to North End Cul-de-sac  
Santa Fe to North End Limit  
118th Street to 119th Street  
146th Terrace to North End Cul-de-sac  
Mur-Len to Black Bob  
125th Street to 124th Terrace

## 2020 MAQS Micro Surface Project- Alternates

<b>STREET</b>	<b>FROM/TO</b>
West 122nd Street	Blackfoot to Fox Ridge
West 123rd Street	Black Bob to West End
South Twilight Lane	123rd Street to South End
South Fox Ridge Drive	121st Terrace South End
West 121st Terrace	Blackfoot to Fox Ridge
West 122nd Terrace	Blackfoot to Fox Ridge
South Blackfoot Drive	123rd to 121st Terrace
West 168th Place	Kimble to West End Dead End
South Bradley Drive	169th Place to 168th Place
West 169th Place	South Mur-Len to 168th Terrace
West 168th Place	Kimble to 167th Terrace
West 168th Terrace	169th Place to 169th Place
West 167th Terrace	Kimble to 168th Place
South Kimble Street	168th Place to 167th Street



2020 Street Preservation Program Location Map



**Legend**

- Santa Fe Street Arterial Mill and Overlay Project
- Ridgeview Road Arterial Mill and Overlay Project
- 127th Street Arterial Mill and Overlay Project
- Cedar Creek Parkway Arterial Mill and Overlay Project (Alternate)
- Old 56 Highway Arterial Mill and Overlay Project (Alternate)
- Local and Collector Street Mill and Overlay Project - Group A
- Local and Collector Street Mill and Overlay Project - Group B
- MAQS Micro Surface Project



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** Public Works

**STAFF CONTACT:** Mary Jaeger / Beth Wright

**SUBJECT:** Contract with Kansas Heavy Construction, LLC for construction of the Sidewalk Construction Project, PN 3-C-072-19.

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**ITEM DESCRIPTION:**

Consideration of Engineer's Estimate, acceptance of bids and award of contract to Kansas Heavy Construction, LLC for construction of the Sidewalk Construction Project, PN 3-C-072-19.

---

**SUMMARY:**

On February 4, 2020, four (4) bids were received and opened for the above referenced project. The bids ranged from \$431,055.00 to \$489,910.88 with the Engineer's Estimate at \$419,010.00. Kansas Heavy Construction, LLC submitted the low and responsible bid in the amount of \$431,055.00. The following is a tabulation of the bids received:

Engineer's Estimate	\$419,010.00
Kansas Heavy Construction, LLC	\$431,055.00
Mega Industries Corporation	\$455,887.01
Freeman Concrete Construction, LLC	\$472,625.61
Phoenix Concrete & Underground, LLC	\$489,910.88

This project includes the construction of new sidewalks in the neighborhoods adjacent to Ridgeview and Fairview Elementary Schools. This project will construct approximately 3,300 linear feet of missing sidewalks and ADA compliant ramps along with associated driveway repairs and minor grading.

Construction is scheduled to begin in Spring 2020 and completed in Summer 2020.

---

**FINANCIAL IMPACT:**

Funding for the Sidewalk Construction Project includes the following:

2018 Sidewalks (PN 3-C-072-18) - GO Bonds	\$ 400,000
2019 Sidewalks (PN 3-C-072-19) - GO Bonds	\$ 80,000
Federal Funds (STP Set Aside)	\$ 320,000
<b>Total</b>	<b>\$ 800,000</b>

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**ACTION NEEDED:**

Approval of Engineer's Estimate, acceptance of bids and award of contract to Kansas Heavy Construction, LLC for construction of the Sidewalk Construction Project, PN 3-C-072-19.

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**ATTACHMENT(S):**

- A. Project Location Map
-

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**MEETING DATE:** 3/3/2020

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- B. Project Fact Sheet
- C. Engineer's Estimate and Affidavit of Estimate



# Sidewalk Construction -- Fairview

Attachment A











**Project Fact Sheet  
Sidewalk Construction  
3-C-072-19  
March 3, 2020**

**Project Manager:** Beth Wright / Matthew Kapfer

**Description:** There are missing sidewalk links in older parts of the city, as well as adjacent to schools. This project includes construction of sidewalks that would not be built as part of a street improvement project. Priority is given to construction of sidewalks for walking routes to and from schools.

**Justification:** Sidewalks are needed for pedestrian access to and from schools and throughout the City.

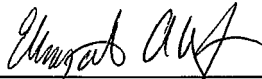
<b>Schedule:</b>	<b>Item</b>	<b>Date</b>
Design:	RFQ	01/29/2018
	Consultant Selection	04/17/2018
Land Acquisition:		Summer 2019
Utility Relocation:		Fall 2019
Construction:	Bid Award	03/03/2020
	Completion	06/30/2020 – estimate
<b>Council Actions:</b>	<b>Date</b>	<b>Amount</b>
Approved in CIP	2019-2023	\$800,000
Project Authorization (3-C-072-18)	02/06/2018	\$400,000
Funding Application (MARC – STP Set Aside)	03/20/2018	\$320,000
Professional Service Agreement	05/01/2018	\$167,448
KDOT Funding Agreement	05/15/2018	\$320,000
Project Authorization (3-C-072-19)	01/08/2019	\$80,000
Construction Contract	03/03/2020	\$431,055
<b>Funding Sources:</b>	<b>Amount</b>	<b>CIP Year</b>
GO Bonds (3-C-072-18)	\$400,000	2018
GO Bonds (3-C-072-19)	\$ 80,000	2019
Federal - STP Set Aside	\$320,000	2019
<b>Expenditures:</b>	<b>Budget</b>	<b>Amount to Date</b>
Design	\$200,000	\$195,455
Staff	\$ 60,000	\$ 48,741
Inspection	\$ 30,000	\$ 0
Construction	\$490,000	\$ 0
Contingency	\$ 20,000	\$ 0
<b>Total</b>	<b>\$800,000</b>	<b>\$244,196</b>

**AFFIDAVIT OF ESTIMATE OF COST**

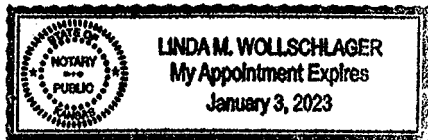
STATE OF KANSAS     )  
                                  ) ss.  
COUNTY OF JOHNSON)


Beth Wright, P.E., of lawful age, being first duly sworn upon her oath,  
states:

1.     I am the City Engineer for the City of Olathe, Kansas.
2.     The attached detailed estimate of the cost for the City of Olathe 2019  
Sidewalk Improvements, 3-C-072-18, is attached and I am providing the  
estimate of the cost under oath (Exhibit A).

  
\_\_\_\_\_  
Elizabeth Wright, Deputy Director

Subscribed in my presence and sworn under oath before me this 19<sup>th</sup>  
day of February, 2020.



  
\_\_\_\_\_  
Notary Public

My Appointment Expires

January 3, 2023

**PROJECT ESTIMATE -  
RIDGEVIEW REGION  
2019 OLATHE SIDEWALK IMPROVEMENTS**



19-Dec-2019

-- ENGINEER'S OPINION OF PROBABLE COST --

ITEM	BID ITEM	QUANTITY	UNITS	ESTIMATED UNIT PRICE	TOTAL
<b>COMMON ITEMS</b>					
1	Mobilization	1	LS	\$27,000.00	\$ 27,000.00
2	Mobilization (DBE)	1	LS	\$3,000.00	\$ 3,000.00
3	Construction Staking	1	LS	\$15,000.00	\$ 15,000.00
<b>SIDEWALK ITEMS</b>					
4	Clearing & Grubbing	1	LS	\$10,000.00	\$ 10,000.00
5	Concrete Residential Drive (6")	1031	SY	\$70.00	\$ 72,170.00
6	Concrete Sidewalk (4")	1865	SY	\$50.00	\$ 93,250.00
7	Type I ADA Sidewalk Ramp	6	EA	\$1,900.00	\$ 11,400.00
8	Modified Type I ADA Sidewalk Ramp	2	EA	\$2,000.00	\$ 4,000.00
9	Modified Type II ADA Sidewalk Ramp	2	EA	\$3,000.00	\$ 6,000.00
10	Type III ADA Sidewalk Ramp	1	EA	\$3,000.00	\$ 3,000.00
11	Modified Type III ADA Sidewalk Ramp	2	EA	\$3,500.00	\$ 7,000.00
12	ADA Sidewalk Mid-Block Ramp	4	EA	\$2,500.00	\$ 10,000.00
13	Type B Concrete Curb & Gutter	1124	LF	\$35.00	\$ 39,340.00
14	Water Valve Adjustment	2	EA	\$1,000.00	\$ 2,000.00
15	Water Meter Relocation/Adjustment	28	EA	\$1,000.00	\$ 28,000.00
16	Manhole Adjustment	6	EA	\$1,600.00	\$ 9,600.00
17	Tree Removal	6	EA	\$2,000.00	\$ 12,000.00
18	Seeding	676	SY	\$5.00	\$ 3,380.00
19	Driveway Pavement Removal	1037	SY	\$20.00	\$ 20,740.00
20	Sidewalk Removal	29	SY	\$10.00	\$ 290.00
21	Remove & Relocate Existing Sign	3	EA	\$200.00	\$ 600.00
22	Curb & Gutter Removal	1124	LF	\$10.00	\$ 11,240.00
23	Traffic Control	1	LS	\$10,000.00	\$ 10,000.00
24	Owner's Contingency	1	LS	\$20,000.00	\$ 20,000.00
				Sub-Total	\$ 419,010.00
Completed By: J. Jussel				Total FY2019 Dollars	\$ 419,010.00
Unit Prices per FY2018 KDOT State-Wide Bid Averages			<b>TOTAL</b>	<b>\$</b>	<b>419,010.00</b>





# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** Resource Management

**STAFF CONTACT:** Mary Jaeger/Amy Tharnish

**SUBJECT:** Consideration of award of contract to Murphy Tractor and Equipment Company for the replacement of a compost turner for the Solid Waste Division of Public Works.

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**ITEM DESCRIPTION:**

Consideration of award of contract to Murphy Tractor and Equipment Company for the replacement of a compost turner for the Solid Waste Division of Public Works.

---

**SUMMARY:** On January 15, 2020 four (4) bids were received for the replacement of a compost turner for the Solid Waste Division of Public Works.

This is replacing two Wildcat compost turners that have exceeded their practical lifespan and are no longer effective. Units #43031000 and #43731002 have been in service for 30 years and 10 years respectively. The Solid Waste Division received a grant in the amount of \$83,211.23 from the KDHE Bureau of Waste Management for the purchase of this machine.

The “turning” of windrows is a fundamental step in the yard waste composting process. A compost turner (machine) is essential for controlling the rate of decomposition, reducing odors and managing quality of the final product. Implementing a modern turner will enable the task to become much more fuel efficient, require less man-hours, and provide important improvements in operator safety. It will also optimize the use of the available composting area by enabling the management of larger windrows and smaller isles (space between), increasing the facility’s volume capacity for processing compost windrows.

The compost turners are being replaced as part of the regular vehicle and equipment replacement process. The replacement compost turner will replace two existing compost turners (43031000 and 43731002) which have paid \$652,690.72 into the Vehicle and Equipment Replacement Fund (VERF).

Staff recommends award to Murphy Tractor as they are the lowest, most responsible and responsive bid.

Eighty-four (84) vendors were notified of this solicitation of which eleven (11) were Olathe vendors. Only one Olathe vendor supplies this type of equipment and provided a bid.

---

**FINANCIAL IMPACT:**

The total cost for this replacement is \$342,500.00. The unit will be funded from a \$83,211.23 KDHE grant and \$259,288.77 from the Vehicle and Equipment Replacement Fund (VERF).

**ACTION NEEDED:**

Consideration of award of contract to Murphy Tractor and Equipment Company for the replacement of a compost turner.

---

**ATTACHMENT(S):**

- A. Bid Tabulation

City of Olathe, KS  
IFB #19-0291 - Compost Turner  
January 15, 2020 - 10:00 AM

				Power Equipment Company Kansas City, MO		Technology International, Inc Lake Mary, FL		Murphy Tractor & Equipment Co. Kansas City, MO		Vermeer Great Plains Olathe, KS	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Price for Compost Turner including freight and all accessories	1	each	\$ 400,000.00	\$ 400,000.00	\$ 396,495.00	\$ 396,495.00	\$ 316,500.00	\$ 316,500.00	\$ 534,500.00	\$ 534,500.00
3	Option 3 - Pricing for extended warranty	1	each	2020 Komptech X4500 T4 \$ 58,153.81 \$ 58,153.81 5 Year PMC		Scarab International No Bid No Bid		Backhus A45 \$ 26,000.00 \$ 26,000.00		VERMEER CT718 \$ 103,030.00 \$ 103,030.00 5YEAR CP PREMIUM	
TOTAL				\$ 458,153.81		\$ 396,495.00		\$ 342,500.00		\$ 637,530.00	





# City of Olathe

## COUNCIL AGENDA ITEM

---

**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** Resource Management

**STAFF CONTACT:** Mary Jaeger/Michael Meadors/Amy Tharnish

**SUBJECT:** Consideration of renewal of contracts to Kincaid Ready Mix and Geiger Ready Mix for ready mix concrete for Public Works and the Parks Department.

---

**ITEM DESCRIPTION:**

Consideration of renewal of contracts to Kincaid Ready Mix and Geiger Ready Mix for ready mix concrete for Public Works and the Parks Department.

---

**SUMMARY:**

Public Works currently utilizes this contact for sidewalks, storm sewers, street, and curb repairs. Parks utilizes this contract for new construction of park shelter slabs and picnic areas, new walking trails within parks, and repairs or replacement of existing transportation trails throughout the City. Other projects consist of Frisbee golf pads, memorial bench slabs, cemetery cremation pads, sidewalk repairs adjacent to parks, trash dumpster corral pad replacements, sports field dugout pads, bleacher seating areas, and outdoor swimming pool decking repairs and/or replacement. The staff of Public Works and Parks are highly satisfied with the performance and services both companies have given over the past three years.

Staff recommends a one (1) year renewal of contracts to Kincaid Ready Mix and Geiger Ready Mix through June 30, 2021.

Both Kincaid Ready Mix and Geiger Ready Mix are Olathe vendors.

---

**FINANCIAL IMPACT:**

Estimated annual expenditure will be \$340,000. Funding will be from Street Preservation Projects, Parks Projects, and applicable Department operating budgets.

---

**ACTION NEEDED:**

Renewal of contracts to Kincaid Ready Mix and Geiger Ready Mix.

---

**ATTACHMENT(S):**

None

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# City of Olathe

## COUNCIL AGENDA ITEM

---

**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** Resource Management

**STAFF CONTACT:** Michael Meadors/Amy Tharnish

**SUBJECT:** Consideration of renewal of contract with Overhead Door Company for door repair and replacement services.

---

**ITEM DESCRIPTION:**

Consideration of renewal of contract with Overhead Door Company for door repair and replacement services.

---

**SUMMARY:**

The City currently uses Overhead Door Company for door repair and replacement services. Overhead Door Company provides mechanized door and gate 24/7 service with excellent response time for critical City facilities including the Fire Stations, Vehicle Maintenance, Utility facilities and the Police Department's secured regions. Secondary service is provided for office door and hardware/lock mechanism services for the City.

The City initially awarded to Overhead Door Company in 2012 during the request for proposal process. Staff recommends renewal of contract with Overhead Door Company for a one (1) year period through February 28, 2021. There is no cost increase for this renewal. The location, depth of services offered, and in-stock parts availability from Overhead Door Company make the renewal a strategically sound decision for the interests of the City.

Overhead Door Company is in Olathe.

---

**FINANCIAL IMPACT:**

Estimated expenditures are \$175,000. Funding will come from Facilities Division of the Parks and Recreation Department.

---

**ACTION NEEDED:**

Renewal of contract with Overhead Door Company for door repair and replacement services.

---

**ATTACHMENT(S):**

None

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# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** Resource Management

**STAFF CONTACT:** Dianna Wright/Amy Tharnish

**SUBJECT:** Acceptance of proposals and consideration of award to Lineage Mailing Services, LLC for Postage and Mailing Services.

---

**ITEM DESCRIPTION:**

Acceptance of proposals and consideration of award to Lineage Mailing Services, LLC for Postage and Mailing Services.

---

**SUMMARY:**

Two proposals were received January 14, 2020 to provide complete postage and mailing services for the City. The review committee evaluated the proposals based on expertise and experience, project approach, and cost. During the interviews the review committee evaluated on the detailed management plan of City needs, detailed communication plan, invoicing process, proposed personnel, and goals and innovation.

The evaluation committee determined that Lineage Mailing Services, LLC ranked the highest after presentations and interviews. Staff recommends award of a three-year contract, with two additional one-year renewals to Lineage Mailing Services, LLC through March 31, 2023.

One-hundred and thirty-seven (137) vendors were notified of which four (4) were Olathe vendors. There were no Olathe vendors that submitted a proposal.

---

**FINANCIAL IMPACT:**

Estimated annual expenditures \$65,000. Funding is from the applicable department operating budgets.

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**ACTION NEEDED:**

Award of contract to Lineage Mailing Services, LLC.

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**ATTACHMENT(S):**

A. Proposal Composite Summary

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**City of Olathe**  
**RFP 19-0264 Postage & Mailing Services**

**Proposal Composite Score Sheet**

**PROPOSAL SCORES:**

Proposal Composite Average Score

**INTERVIEW SCORES:**

Interview Composite Average Score

**TOTAL AVERAGE COMPOSITE SCORE:**

KC Presort Kansas City, KS	Lineage Lenexa, KS
792.5	762.5
700	742.5
1492.5	1505

Recommended award



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** Resource Management

**STAFF CONTACT:** Michael Meadors/Jessica Hotaling/Amy Tharnish

**SUBJECT:** Acceptance of bid and consideration of award of contract to WHC KCT, LLC dba zTrip to provide transportation services for the Taxi Voucher Program, under the guidance of the Olathe Housing Authority.

---

**ITEM DESCRIPTION:**

Acceptance of bid and consideration of award of contract to WHC KCT, LLC dba zTrip to provide transportation services for the Taxi Voucher Program, under the guidance of the Olathe Housing Authority.

---

**SUMMARY:**

Federal Transit Administration (FTA) guidelines requires the City to issue a Request for Proposal (RFP) to solicit transportation carriers for the Taxi Voucher Program. On February 12, 2020 one proposal was received as a result of the RFP to provide transportation for elderly/ disabled Olathe citizens.

To participate in the Taxi Voucher Program, carriers must be licensed with the City of Olathe, have experience in the taxicab or transportation industry, own a minimum of two (2) vehicles meeting requirements of the program, and demonstrate a thorough knowledge of City of Olathe business locations. Service must also include drivers trained and experienced with wheelchair lift vehicles.

Since 1977 the Taxi Voucher Program has been a source of transportation for those who otherwise would have no or limited means of going to the doctor, seeking employment, obtaining groceries, or picking up medicine within the city limits of Olathe. The program is funded through federal and local grants, the City funding, and revenue from the sale of the taxi one-way trips. The participants will pay \$4.50 for a one-way trip. The total cost of the program from zTrip for a one-way trip will be \$13.50 each in 2020 and \$14.50 each in 2021.

Total costs in 2019 was \$443,537.50. Staff estimate the total cost of the program for 2020 to be \$460,500 and similar in 2021.

Staff recommends award of three (3) year contract to WHC KCT, LLC dba zTrip with an option for two (2) additional one-year renewal periods.

Seventeen (17) companies were notified of the solicitation, and an additional four (4) Olathe companies were invited to the solicitation, however, none could provide the services being requested.

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**MEETING DATE:** 3/3/2020

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**FINANCIAL IMPACT:**

Estimated annual expenditures of \$460,500. Funding is from federal and local grants, City funding, and revenue from the sale of the taxi coupons.

---

**ACTION NEEDED:**

Award of contract to WHC KCT, LLC dba zTrip

---

**ATTACHMENT(S):**

A. Final Composite Score Sheet



**City of Olathe**  
**RFP 19-0206 Taxi Voucher Program**

**Proposal Composite Score Sheet**

WHC KCT, LLC dba Ztrip  
Kansas City, MO

**PROPOSAL SCORES:**

980

Recommended award



# City of Olathe

## COUNCIL AGENDA ITEM

---

**MEETING DATE:** 3/3/2020

---

**DEPARTMENT:** Resource Management

**STAFF CONTACT:** Dianna Wright/Emily Vincent

**SUBJECT:** IRB Report on a request by BCB Olathe Holdings, LLC for a first phase project under a master resolution for the construction of a 70,000 sq. ft. National Headquarters Building with office, showroom and warehouse components to be located at 11730 Kansas City Road.

---

**ITEM DESCRIPTION:**

IRB Report on a request by BCB Olathe Holdings, LLC for a first phase project under a master resolution for the construction of a 70,000 sq. ft. National Headquarters Building with office, showroom and warehouse components to be located at 11730 Kansas City Road.

---

**SUMMARY:**

The City has received a master resolution IRB application from BCB Olathe Holdings, LLC requesting \$25,000,000 in industrial revenue bonds for the development of a headquarters facility and three front out parcels on a total of 17.3 acres.

The Master Resolution requests a 10-year, 50% property tax phase in for industrial use projects in conjunction with the issuance of the City's industrial revenue bonds.

The first phase project under this master resolution is requesting \$10,200,000 in industrial revenue bonds for the construction of 70,000 square feet of space for an office, showroom and warehouse headquarters facility for Builder's Stone. The project is located on a 8.47 acre parcel at 11730 Kansas City Road.

Builder's Stone is an existing Olathe business that is a full-service masonry company. With the construction of the headquarters they will be relocating 164 existing Olathe employees to the new location.

The first phase capital investment of \$10,200,000 exceeds the City's tax abatement policy requirement of an investment no less than \$5,000,000 for an existing business. In addition, this project will be generating new jobs and wages for the community and the cost benefit report illustrates that this project exceeds the targeted cost benefit ratio.

- The first phase project request of \$10,200,000 in industrial revenue bonds consists of;
  - \$1,300,000 to acquire land
  - \$7,400,000 to construct the building and other costs
  - \$1,500,000 for furniture, fixtures & equipment
- The first phase project creates 160 new jobs over the next 10 years.
  - Average salaries of new jobs:
    - Year one = \$74,000
    - Year ten = \$98,428

---

**MEETING DATE: 3/3/2020**

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- \$2,960,000 approximately in new annual wages in year 1
  - \$15,748,480 approximately in new annual wages in year 10
  - \$98,460,210 approximately in total new wages over the next 10 years
- Property taxes over the 10-year period with 50% property tax phase in on this first phase project:
  - All jurisdictions = \$84,549 annually / \$845,490 10-year total
  - Olathe = \$16,239 annually / \$162,390 10-year total
  - Olathe's current annual property tax revenue from the property is \$248
  - Upon retirement of the tax phase in, the City will receive approximately a total of \$32,478 in annual property tax revenue
- Overall the first phase project has a positive fiscal/economic impact on the community with a cost benefit ratio of 6.0, which exceeds the target of 1.3 to 1.

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**FINANCIAL IMPACT:**

See attached materials for more detailed fiscal impact information.

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**ACTION NEEDED:**

Accept report. A public hearing and resolution regarding the project will go before the City Council at the March 17<sup>th</sup> meeting.

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**ATTACHMENT(S):**

Attachment A: Master Resolution and First Phase Application   Attachment B: Executive Summary  
Attachment C: Firm Data Sheet   Attachment D: Cost Benefit Report



**CITY OF OLATHE, KANSAS**  
**APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS**  
**(IRB)**

*Master Park Resolution - Existing Olathe Company*

*This application is being submitted under a Master Resolution of Intent approved for \_\_\_\_\_ by the City Council on \_\_\_\_\_.*

*This application is submitted in conformance with the city's tax abatement policy. It is understood that the city may require in lieu payments for property which becomes tax exempt. The attached sheets, if any, are submitted as Exhibits A-G of this application. This application must be submitted within sufficient time to meet procedural requirements of the abatement policy, (refer to the tax abatement calendar).*

**A non-refundable \$2,000 application / filing fee must accompany this application.** If bonds are issued, the City will require an issuance fee of .0025 of the first \$40 million of bonds issued plus .0020 of the amount of bonds issued in excess of \$40 million (issuance fee shall not be less than \$2,500. For warehouse distribution or logistics-type projects the City will require an issuance fee of .0030 of the par amount of bonds being issued (which amount shall not be less than \$2,500). Additionally, the applicant shall be responsible for bond counsel fees, trustee fees and other fees associated with the issuance of the bonds. See Section 6 of Resolution No.18-1111 and contact Bond Council for a more detailed explanation of the fees.

BCB Olathe Holdings LLC

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**Applicant's Name**

brandon@buildersstonekc.com

913-486-9672

---

**Applicant's Email Address**

**Telephone Number**

616 N. Rogers Road Olathe, KS 66062

---

**Applicant's Address**

Brandon Becker - President

913-486-9672

---

**Name and Title of Responsible Officer/Contact**

**Telephone Number**

---

**Address (if other than corporate address)**

Scott Anderson

---

**Attorney for Applicant**

sanderson@salegaladvisors.com

816-877-7067

---

**Attorney's Email Address**

**Telephone Number**

8801 Renner Blvd Ste 403 Lenexa, KS 66219

---

**Attorney's Address**

Builder's Stone/TBD Bank

---

**Bond Purchaser/Underwriter for Applicant**

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**Bond Purchaser/Underwriter's Address**

**Telephone Number**

Gary Anderson - Gilmore & Bell

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**Bond Counsel for Applicant**

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**Bond Counsel's Address**

**Telephone Number**

## I. BUSINESS INFORMATION

If the applicant corporation, or its parent, is a publicly-held corporation and regularly files annual reports on Form 10-K, respectively attach as a part of this application: Exhibit A - a copy of the most recent Form 10-K, and Exhibit B - the applicant's most recent annual report to shareholders.

A. In what line or lines of business is the applicant engaged?

Applicant is developing the property. The first project is Builder's Stone and Masonry Inc (BSM) is a supplier and installer of Outdoor Living Products, Masonry & Plaster products for Residential Homeowners/Contractors, as well as the Commercial General Contractors. BSM is headquartered in Olathe KS and has offices in Wichita, Denver, Co., and Salt Lake City, Ut.

B. Is the applicant (or its parent) a proprietorship, partnership, or corporation (LLC)?

Corporation (LLC)



C. Year and State of incorporation 2019- Kansas

If proprietorship, partnership, or close corporation, list the names of owners and the approximate amounts owned by each of its principal stockholders.

Brandon Becker - 100%

D. List the names and titles of the officers of the applicant firm:

Brandon Becker - CEO

E. List the name of the certified public accounting firm (or firms) which has performed audits of the applicant's (or its parent's) books and records for the past three (3) years. Attach financial reports (income statements, retained earnings statements, changes in working capital, balance sheets, etc.) for same years as Exhibit C.

N/A, as this LLC was formed for the sole purpose of this project there are not yet any financial reports to submit.

F. Have the applicant's credit instruments been rated by a rating service? No



Indicate name of rating service and types of instruments. Attach most recent copy of credit rating report as Exhibit D.

G Describe all outstanding or threatened litigation:

None

## II. THE PROJECT

Briefly describe the nature of the proposed project, including information as to the structure itself (size of building, amount of land to be purchased, etc.), whether it is an expansion of an existing facility or the construction of a new facility, and what products or services are to be manufactured or provided there.

Development and Construction of a 70,000 sq ft National Headquarters Building with Office, Showroom, and Warehouse components. For Builder's Stone as well as the development of three front out parcels for TBD future tenants.

Approximate amount requested for:		<u>Entire Project</u>	<u>First Phase Project</u>
Land*	\$	2,600,000	1,300,000
Building	\$	16,000,000	7,100,000
Machinery and Equipment	\$	4,000,000	1,500,000
Pollution Control Facilities	\$	0	0
Other Costs**	\$	2,400,000	300,000
Total	\$	25,000,000	10,200,000

\* Attach a legal description of property as Exhibit E

\*\* State other costs:

B. Does the applicant, or its parent, presently have offices or industrial facilities located in Olathe, Kansas? Yes If so, describe.

21,000 sq ft of showroom, office and warehouse located at 616 N. Rogers Rd.



C. Where is the location of the project?

11730 Kansas City Road, Olathe, KS

D. Is the prospective location properly zoned? Yes If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application:

Rezoning from CTY PEC-3 and M-2 to C-3 has been approved by city council as of 12/9/19 under application RZ19-0006.

E. Describe the type of buildings to be constructed and type of machinery and equipment to be financed?

Masonry/EIFS/Stone/Glass Curtainwall for BSM Building and will be high quality building materials on 3 sides which will greatly exceed all minimum zoning requirements. Will be warehouse and metal panel on 4th side, which will be relegated to the back of the lot and will not be visible from any street or any location in Olathe. The 3 front parcel lots will meet or exceed CP architectural requirements.

F. Will the applicant be in direct competition with other local firms? Yes If so, name the firms:

Various other local developers

Describe the nature of the competition:

The first phase applicant will be in competition with other local area manufactured stone companies. The master application will be in competition with other local developers to fill the three pad sites.

G. Are adequate public streets and utilities available to the proposed site? Yes

H. Specify if unusual demands for water and sewer will be made?

Sewer and water main extensions will have to be completed.

I. Does the applicant plan to use the City of Olathe solid waste service? No ☒ If not, please identify special solid waste requirements or arrangements already made:

We are under contract with a different provider. I am not opposed to using Olathe, but previously there had been some issues with our waste that some of it was heavy masonry/stone type items and separation with normal trash and it takes specialized compactors to handle the masonry components intermixed with pallets/trash/etc.

J. What percentage of usable floor space will be occupied by applicant? 70 What percentage will be occupied by other occupants? 30 Indicate each occupant, if known.

Unknown, but will be seeking office/showroom type tenant to occupy the remainder of the building.

K. Name and address of construction contractor and/or architect:

Architect is Rose Design Build

Contractor will be Builder's Stone and Masonry Inc.

L. How many persons will be employed at the project? 160 Will this project represent an increase in employment opportunities in Olathe, Kansas? Yes  
\* Please complete Appendix I on page 10.

M. Briefly describe the approximate number of persons to be employed by the project at all levels (e.g. - management, office, skilled and unskilled):

See appendix II of the firm data sheet for a year-by-year breakout of the new employees and the positions to be hired

N. What dollar amount, and percentage of the applicant's total projected annual sales for the next ten (10) years, is expected to be generated by the project?

See firm data sheet for sales increase information for each of the 10-years of the project.

O. What percentage of sales will be sold locally? 30% Is this percentage increasing, decreasing, or remaining stable from the current trend? Increasing

P. What is the estimated annual amount of merchandise and services purchased locally by the applicant?

See the firm data sheet for year-by-year breakout of purchases of the firm

Q. Is there likelihood for expansion of the proposed facility within three (3) years? No  
If such expansion is contemplated, please describe:



R. Has, or will, an environmental audit be performed for the site? Yes

-

### III. FINANCING

A. Will the applicant pledge any assets other than the project itself to secure the bonds? No  
If so, what?



B. Will a bond and interest reserve be provided for? No ☐ State amount and source of funding.

C. What portion of the project will be financed from funds other than bond proceeds?  
0%

What is the source of such funds?

D. What will be the applicant's equity investment? Please describe:

E. Does the applicant have any major contractual arrangements that would tend to assure, or be a detriment to, the successful financing and marketing of the proposed bonds? No ☐  
If so, please describe:

F. List previous participation in IRB financing:  
665-695 N Lindenwood

G. Has a bond underwriter determined whether or not the bonds are marketable? No ☐ If so, describe its determination and attach statement as Exhibit F.

H. Have arrangements been made for the marketing of the bonds? No ☐ Describe interest rate structure and term of bonds.

I. Indicate whether bonds will be publicly or privately placed.

Private

J. Has the applicant considered conventional financing?

N/A

K. Does the applicant, or its parent, intend to purchase all or any part of the proposed bond issue?

Yes - 100%

L. Indicate name of primary officer, institution name, and address of trustee and/or fiscal agent.

Security Bank of Kansas City

M. Proposed date of issuing the bonds: TBD

N. ***Prior to the contractor starting construction on the project***, the applicant shall **notify the City Clerk** whether or not to proceed with an application for **a sales tax exemption** from the state of Kansas. *Prior to, or at completion, of the project*, the applicant shall inform the City Clerk to proceed with the appropriate filing with the state board of tax appeals for a tax abatement on the project.

#### IV. FINANCIAL PLAN

Attach, as Exhibit G of this application, **projected proforma statements** for the first ten (10) years of operations which include revenue projections, operating expense projections, and debt amortization schedule.

#### V. TAXES

A. What is the requested tax abatement term in years? 10 Percentage requested 50%

B. If a Fixed PILOT payment is proposed for the project, please outline proposed structure:

Unknown

- C. Under normal circumstances, the City will require payment in lieu of payments for property which becomes tax exempt. If tax abatement is requested, please describe special features or benefits of the project, which would justify tax abatements at the requested percentage and term. Include information about other local revenues associated with the project, such as sales taxes and franchise fees.

The primary benefit is for the growth and expansion of an existing Olathe business.


## VI. CERTIFICATION OF APPLICANT

Applicant understands and agrees to pay all fees described on Page 1 of this application.

Applicant agrees to comply with the provisions of Chapter 2.82 of the Olathe Municipal Code (the "Code") regarding Public Art for the Project or to pay the necessary payment to the City's Public Art Fund.

It is understood that a performance agreement shall be required, as set forth in the City's tax abatement policy, for applications requesting tax abatement. I hereby swear that the foregoing and attached information dated this 13<sup>th</sup> day of December 2019, is true and correct to the best of my knowledge.

Further, it is understood that additional information may be requested by the City of Olathe to assist the Governing Body in its consideration of this matter.

Signed   
Name

By <sup>Manager</sup> Brandon Becker  
Title of Responsible Officer



## APPENDIX I\*

### EMPLOYMENT INFORMATION

### APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

State law requires a fiscal impact analysis be performed prior to the issuance of a tax abatement. Information provided in sections A and B of Appendix I is essential in order for the city to meet this requirement.

A. Current number of employees at firm's present site. 164

Occupational Classification	Total	Average Starting Wage	Average Maximum Wage	Number By County of Residence *
<u>Management</u>	<u>10</u>	<u>120000</u>	<u>300000</u>	Johnson
				Other
<u>Office / Clerical</u>	<u>12</u>	<u>45000</u>	<u>75000</u>	Johnson
				Other
<u>Professional</u>	<u>20</u>	<u>55000</u>	<u>100000</u>	Johnson
				Other
<u>Skilled</u>	<u>92</u>	<u>48000</u>	<u>70000</u>	Johnson
				Other
<u>Unskilled</u>	<u>30</u>	<u>30000</u>	<u>45000</u>	Johnson
				Other
				Johnson
				Other

\* To be completed by firms with current operations in the Kansas City Metropolitan area.

## **EXHIBIT A**

Insert or attach here:

## **EXHIBIT B**

Insert or attach here:

## **EXHIBIT C**

Insert or attach here:

## **EXHIBIT D**

Insert or attach here:

## **EXHIBIT E**

Insert or attach here:

### **Tract 1 LEGAL DESCRIPTION**

A TRACT OF LAND WITHIN THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 24 EAST IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 00° 23' 28" WEST, (DEEDED NORTH 01° 28' 00" WEST) ALONG THE WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 782.66 FEET; THENCE SOUTH 89° 56' 53" EAST, (DEEDED NORTH 88° 13' 07" EAST) A DISTANCE OF 456.71 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89° 56' 53" EAST A DISTANCE OF 577.35 FEET TO A POINT; THENCE SOUTH 45° 03' 37" WEST, (DEEDED NORTH 43° 13' 37" EAST) A DISTANCE OF 348.20 FEET TO A POINT; THENCE NORTH 53° 18' 59" WEST, (DEEDED NORTH 55° 08' 59" WEST) A DISTANCE OF 412.59 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHTS OF WAY.

### **Tract 2 LEGAL DESCRIPTION**

#### **EXHIBIT A**

7.87 ACRES IN THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 13, RANGE 24, IN JOHNSON COUNTY, KANSAS. THE 7.87 ACRES OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 13, RANGE 24, BEING IMMEDIATELY SOUTH OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 13, RANGE 24, AND BEING A STRIP 259.6 FEET WIDE AND 1,321 FEET LONG AND KNOWN AS TRACT NO. 1.

ALSO RIGHT OF WAY TO U.S. NO. 50 FROM SOUTHEAST CORNER OF TRACT IN SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  RIGHT OF WAY BEING 25 FEET WIDE.

AND A TRACT OF LAND CONTAINING 7.87 ACRES, MORE OR LESS, BEING DESIGNATED AS TRACT NO. 2, ON A CERTAIN CERTIFICATE OF SURVEY WHICH IS RECORDED IN PLAT BOOK 8, PAGE 9, IN THE OFFICE OF THE REGISTER OF DEEDS OF JOHNSON COUNTY, KANSAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 782.9 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 13, RANGE 24, THENCE NORTH 282.1 FEET; THENCE EAST 1,321.0 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 17, WHICH IS 259.6 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #50, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 346.3 FEET, THENCE DUE WEST 1,077.5 FEET TO THE POINT OF BEGINNING; (EXCEPTING THERE FROM A STRIP OF LAND 25 FEET WIDE EAST AND WEST OFF THE EAST END OF SAID TRACT WHICH IS RESERVED FOR ROADWAY TO CONNECT TRACT NO. 1 OF SAID SURVEY WITH U.S. HIGHWAY NO. 50).

EXCEPT ANY PART TAKEN, USED OR DEDICATED FOR ROADS OR PUBLIC RIGHTS OF WAY.



## **EXHIBIT F**

Insert or attach here:

## **EXHIBIT G**

Insert or attach here:

**BSM Olathe - Kansas City Road**  
**Acquisition & Development Pro Forma**

Building and Land Acquisition	Acres	Lot SF	Site \$	\$/SF
2500 E Kansas City Road	1.63	71,046	\$ 600,000	\$ 8.45
11730 S Kansas City Road	15.72	684,763	\$ 2,000,000	\$ 2.92
<b>Total Building &amp; Land</b>	<b>17.35</b>	<b>755,810</b>	<b>\$ 2,600,000</b>	<b>\$ 3.44</b>

Development Costs			
Professional Services & Soft Costs	\$	1,482,000	
General Conditions	\$	486,000	
Sitework	\$	1,611,286	
Concrete & Asphalt	\$	3,490,000	
Metals	\$	3,100,000	
Masonry	\$	110,000	
Thermal Protection	\$	50,000	
Doors & Windows	\$	370,000	
Finishes	\$	74,000	
Equipment	\$	1,010,000	
Special Construction	\$	480,000	
Mechanical	\$	245,000	
Electrical	\$	228,000	
Tenant Fit Out Work	\$	496,000	
Construction Management	\$	992,000	
Contingency	10.00%	\$ 1,422,429	
<b>Total Development Costs</b>	<b>\$</b>	<b>15,646,715</b>	
<b>TOTAL PROJECT COSTS</b>	<b>\$</b>	<b>18,246,715</b>	

OPERATING		
Lease Income	Bldg SF	\$/SF/Year
BSM Net Rentals	70,000	\$ 8.25
Bldg B Net Rentals	21,000	\$ 9.43
Bldg C Net Rentals	31,500	\$ 8.58
Bldg D Net Rentals	17,500	\$ 8.22
Expense Reimbursement		
Vacant/Credit Loss		10.00%
<b>Effective Gross Income</b>	<b>140,000</b>	

Operating Expenses	\$/SF/Year
Real Estate Taxes (with 50% tax abatement)	\$ 1.20
Property Insurance	\$ 0.25
Common Area Maintenance	\$ 1.25
Property Management	3.00%
<b>Total Operating Expenses</b>	

<b>Net Operating Income</b>
-----------------------------

May-20	Apr-21	Apr-22	Apr-23	Apr-24	Apr-25	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30
0	1	2	3	4	5	6	7	8	9	10
\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>\$ 2,600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\$ -	\$ 741,000	\$ 222,300	\$ 333,450	\$ 185,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 243,000	\$ 72,900	\$ 109,350	\$ 60,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 1,192,000	\$ 357,600	\$ 53,640	\$ 8,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 1,745,000	\$ 523,500	\$ 785,250	\$ 436,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 1,550,000	\$ 465,000	\$ 697,500	\$ 387,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 55,000	\$ 16,500	\$ 24,750	\$ 13,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 25,000	\$ 7,500	\$ 11,250	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 185,000	\$ 55,500	\$ 83,250	\$ 46,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 37,000	\$ 11,100	\$ 16,650	\$ 9,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 505,000	\$ 151,500	\$ 227,250	\$ 126,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 240,000	\$ 72,000	\$ 108,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 122,500	\$ 36,750	\$ 55,125	\$ 30,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 114,000	\$ 34,200	\$ 51,300	\$ 28,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 248,000	\$ 74,400	\$ 111,600	\$ 62,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 496,000	\$ 148,800	\$ 223,200	\$ 124,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 749,850	\$ 224,955	\$ 289,157	\$ 158,467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>\$ -</b>	<b>\$ 8,248,350</b>	<b>\$ 2,474,505</b>	<b>\$ 3,180,722</b>	<b>\$ 1,743,138</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>\$ 2,600,000</b>	<b>\$ 8,248,350</b>	<b>\$ 2,474,505</b>	<b>\$ 3,180,722</b>	<b>\$ 1,743,138</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

May-20	Apr-21	Apr-22	Apr-23	Apr-24	Apr-25	Apr-26	Apr-27	Apr-28	Apr-29	Apr-30
0	1	2	3	4	5	6	7	8	9	10
\$ -	\$ -	\$ 577,385	\$ 586,045	\$ 594,836	\$ 603,758	\$ 612,815	\$ 622,007	\$ 631,337	\$ 640,807	\$ 650,419
\$ -	\$ -	\$ -	\$ 197,960	\$ 200,930	\$ 203,944	\$ 207,003	\$ 210,108	\$ 213,260	\$ 216,458	\$ 219,705
\$ -	\$ -	\$ -	\$ -	\$ 270,361	\$ 274,417	\$ 278,533	\$ 282,711	\$ 286,952	\$ 291,256	\$ 295,625
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143,809	\$ 145,966	\$ 148,156	\$ 150,378	\$ 152,634	\$ 154,923
\$ -	\$ -	\$ 215,154	\$ 280,840	\$ 378,420	\$ 432,736	\$ 441,391	\$ 450,218	\$ 459,223	\$ 468,407	\$ 475,433
\$ -	\$ -	\$ 79,254	\$ 106,485	\$ 144,455	\$ 165,866	\$ 168,571	\$ 171,320	\$ 174,115	\$ 176,956	\$ 179,611
<b>\$ -</b>	<b>\$ -</b>	<b>\$ 871,792</b>	<b>\$ 1,171,330</b>	<b>\$ 1,589,002</b>	<b>\$ 1,824,530</b>	<b>\$ 1,854,278</b>	<b>\$ 1,884,520</b>	<b>\$ 1,915,264</b>	<b>\$ 1,946,519</b>	<b>\$ 1,975,716</b>

		70,000	91,000	122,500	140,000					
\$ -	\$ -	\$ 84,000	\$ 109,200	\$ 147,000	\$ 168,000	\$ 171,360	\$ 174,787	\$ 178,283	\$ 181,849	\$ 185,486
\$ -	\$ -	\$ 17,500	\$ 22,750	\$ 30,625	\$ 35,000	\$ 35,700	\$ 36,414	\$ 37,142	\$ 37,885	\$ 38,643
\$ -	\$ -	\$ 87,500	\$ 113,750	\$ 153,125	\$ 175,000	\$ 178,500	\$ 182,070	\$ 185,711	\$ 189,426	\$ 193,214
\$ -	\$ -	\$ 26,154	\$ 35,140	\$ 47,670	\$ 54,736	\$ 55,831	\$ 56,947	\$ 58,086	\$ 59,248	\$ 60,433
<b>\$ -</b>	<b>\$ -</b>	<b>\$ 215,153.76</b>	<b>\$ 280,839.90</b>	<b>\$ 378,420.06</b>	<b>\$ 432,735.90</b>	<b>\$ 441,390.62</b>	<b>\$ 450,218.44</b>	<b>\$ 459,222.80</b>	<b>\$ 468,407.26</b>	<b>\$ 477,775.41</b>

<b>\$ (2,600,000)</b>	<b>\$ (8,248,350)</b>	<b>\$ (1,817,867)</b>	<b>\$ (2,290,231)</b>	<b>\$ (532,556)</b>	<b>\$ 1,391,794</b>	<b>\$ 1,412,888</b>	<b>\$ 1,434,302</b>	<b>\$ 1,456,041</b>	<b>\$ 1,478,111</b>	<b>\$ 1,497,941</b>
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March 3, 2020

**Single Series Bonds**  
BCB Olathe Holdings LLC  
(Builder's Stone & Masonry Inc.)  
Industrial Revenue Bond & Tax Phase-In Project  
Executive Summary



Located on 54% of the following Parcel:  
DF241317-2007

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### Introduction

The City has received an approximately \$10,200,000 industrial revenue bond application from Builder's Stone & Masonry Inc. ("Applicant") for construction of an office, showroom and warehouse facility on 8.47 acres at 11730 Kansas City Road. The Applicant anticipates construction of approximately 70,000 square feet of space to accommodate office, showroom and warehouse uses. The Applicant seeks to have the project, which will be constructed on a 8.47-acre parcel BCB Olathe Holdings LLC planned development, receive a 10-year, 50% property tax phase-in in conjunction with the issuance of the City's industrial revenue bonds. This project is applying for and falls under the City's tax abatement policy for a master resolution abatement, Resolution 19-1071 and Policy F-5 with an investment over \$5 million for existing businesses. The master resolution will have an overall investment of \$25 million in land, buildings, FF&E and infrastructure cost.

Bonds for this first phase project are expected to be issued in one series. This series of bonds to be issued would allow the Applicant to construct 70,000 square foot of office, showroom and warehouse space on a 8.47-acre parcel. The Applicant requests issuance of an amount not to exceed \$10,200,000 of industrial revenue bonds for construction of this building. The proceeds from the bonds would be divided as follows: \$1,300,000 of the bonds would cover costs to acquire the land for the project, \$7,400,000 of the bonds would cover costs to construct the building and other costs, and \$1,500,000 would be allocated to cover costs to purchase machinery and equipment for the building.

The following information about this request relates to the projected impacts of the first phase building planned for construction and was derived from the attached application materials.

### Employment

The project is expected to create 160 new jobs over the next 10 years. The average salaries are expected to be \$74,000 in the first year and growing to \$98,428 in the final year. These jobs would create approximately \$98,460,210 in total new wages to the Olathe economy over the next

10 years. This project also retains 164 existing Olathe jobs with this expansion. The company has double in size since 2018.

### **Machinery & Equipment**

The application includes a request for \$1,500,000 in bond revenues for furniture, fixtures and equipment to outfit the facility for this first phase project.

### **IRB Request**

This request is for a master resolution to be created in an amount not to exceed \$25,000,000. The first series request is to issue industrial revenue bonds in a single series for the construction of 70,000 square feet of space not to exceed \$10,200,000. It is anticipated that the bonds will be taxable industrial revenue bonds backed by the revenue generated from the facility. The applicant plans to purchase the bonds.

### **Tax Abatement Request**

The Applicant is requesting a 10-year, 50% property tax phase-in for its project, under the City's Tax Abatement Resolution 19-1071 and Policy F-5. The abatement would be for the new investment in improvements associated with the request to issue bonds for the project. The level of capital investment meets the criteria for a 10-year property tax phase-in for existing businesses under the City's tax abatement policy, Resolution No. 19-1071, as the industrial park will result in an investment over \$5 million (existing Olathe business application).

### **Taxes**

Current property taxes at this site (8.47 acres portioned out of a 15.7 acre site) (all jurisdictions): \$1,293 (\$40,700 appraised value for 2020 and \$10,215 assessed value for 2020). Olathe's current tax revenue from the property is \$248. The future additional property taxes generated by this project have been computed using a targeted level of real property estimated appraised value at build out that is \$5,325,000 (building only). This investment will result in approximately \$169,098 in annual property taxes at full value for all taxing jurisdictions, and \$32,478 in property taxes to the City. With a 50% property tax phase-in, the tax revenue will be approximately \$845,490 for all jurisdictions over the 10-year abatement period, and \$162,390 to the City over the 10-year abatement period.

### **Sales**

The project is expected to facilitate \$7,500,000 in new annual sales the first year and varying throughout the term as growth is projected. Sales level off at \$3,000,000 in the final four years of the abatement. A total of \$33,000,000 in new sales is expected over the 10-year life of the abatement project as a result of the facility being constructed.

### **Special Assessments**

There are currently no special assessments associated with this property.

### **Franchise Fees**

It is expected that the project will generate \$10,300 in new franchise fees the first year and \$103,000 in franchise fees over the 10-year period.

### **Water, Sewer & Garbage**

The applicant anticipates generating an additional \$96,000 in revenue from increased water and sewer service during the 10-year abatement period.

### **Local Competition**

The first phase applicant will be in competition with other local area manufactured stone companies. The master application will be in competition with other local developers to fill the three pad sites.

### **Annual Purchases**

The applicant has projected that the project would generate approximately \$1,000,000 in new operating expenditures to be purchased in the first each year and decrease to \$250,000 in the final seven years. Those purchases will total \$3,750,000 over the 10-year period, approximately 100% which will potentially be subject to sales taxes over the abatement period.

### **Cost-Benefit Analysis**

As required by Kansas law, staff completed a cost-benefit analysis of the project on the City of Olathe. The Kansas, Inc. model reflects the impact upon the city, county, school district, and state. A variety of information concerning the firm, the construction, and the community was input into the model.

The cost-benefit model shows that the facility will have a benefit to cost ratio of 6.00 to 1 for the City of Olathe, which translates into an annual rate of return on the City's investment of taxes abated of 599.53%. The payback period for incentives and taxes abated will be during the construction period.

### **County & School District Impact**

It is expected that the project will bring approximately 208 total new jobs (direct and in-direct) to the City, with 354 new residents moving into Johnson County over the next 10 years. This project will be located in the Olathe School District. Of the new residents, 70% are expected to move into the Olathe School District. The impact on the school district would be about 123 new students over the next 10 years. Per Kansas law, the City will provide written information to the County and the School District pertaining to this request.

### **Performance Agreement**

The applicant has been informed that a performance agreement will be required as part of a tax abatement for the project which is locating at 11730 Kansas City Road. The minimum targeted expenditures would be approximately 80% of the projected bond issuance for this project, or \$8,160,000.

## Firm Data Sheet

Information for firm that will occupy the facility and its employees

PLEASE NOTE APPENDIX TWO (BOTTOM TABS)

Name of Firm

Builder's Stone & Masonry Inc.

Description of the firm's location or expansion in the community:

Currently at 616 N Rogers Rd, Olathe KS; wanting to expand to 11730 S Kansas City Rd

Requested tax abatement term in years 10 Abatement percentage requested 50%

Square footage of the facility 70,000

Acreage of land the project will occupy 8.47 of the 17.3 acres

NAICS or SIC Code \_\_\_\_\_

Market Value of the firm's initial new or additional investment in:

<i>Land</i>	<u>\$1,300,000</u>
<i>Building and Improvements</i>	<u>\$7,100,000</u>
<i>Furniture, Fixtures and Equipment</i>	<u>\$1,500,000</u>
<i>Other Costs</i>	<u>\$300,000</u>
<i>Total</i>	<u>\$10,200,000</u>

Project expansion (if acceptable):

*Year of expansion* \_\_\_\_\_

*Additional investment in:*

<i>Land</i>	_____
<i>Building and Improvements</i>	_____
<i>Furniture, Fixtures and Equipment</i>	_____

Total Sales (from the most current completed fiscal year):

<i>Year</i>	<u>2018</u>	<i>Sales</i>	<u>\$34,000,000</u>
-------------	-------------	--------------	---------------------

New or additional sales of the firm - as a result of the project:

<i>Year</i>			
<i>1</i>	<u>\$7,500,000</u>	<i>6</i>	<u>\$4,000,000</u>
<i>2</i>	<u>\$3,500,000</u>	<i>7</i>	<u>\$3,000,000</u>
<i>3</i>	<u>\$2,000,000</u>	<i>8</i>	<u>\$3,000,000</u>
<i>4</i>	<u>\$2,000,000</u>	<i>9</i>	<u>\$3,000,000</u>
<i>5</i>	<u>\$2,000,000</u>	<i>10</i>	<u>\$3,000,000</u>

Percent of those sales subject to sales tax in the:

<i>City (Olathe)</i>	<u>60%</u>
<i>County (Johnson)</i>	<u>70%</u>



State (Kansas) 75%

Annual net taxable income, as a percent of sales, on which state corporate income taxes will be computed: 20%

New or Additional annual purchases of the firm as a result of the project:  
(items used in operations of business, not inventory that will be sold)

Year	
1	<u>\$1,000,000</u>
2	<u>\$600,000</u>
3	<u>\$400,000</u>
4	<u>\$250,000</u>
5	<u>\$250,000</u>
6	<u>\$250,000</u>
7	<u>\$250,000</u>
8	<u>\$250,000</u>
9	<u>\$250,000</u>
10	<u>\$250,000</u>

Percent of those purchases subject to sales taxes in the:

City (Olathe)	<u>100%</u>
County (Johnson)	<u>100%</u>
State (Kansas)	<u>100%</u>

Additional annual utilities that will be used by the firm as a result of the project

Water	<u>\$40,000</u>
Wastewater	<u>\$40,000</u>
Telephone	<u>\$36,000</u>
Electricity	<u>\$110,000</u>
Gas	<u>\$40,000</u>
Garbage	<u>\$40,000</u>
Cable	<u>\$20,000</u>

Number of new employees to be hired each year (to be used to complete Appendix II)

Year	
1	<u>40</u>
2	<u>30</u>
3	<u>20</u>
4	<u>10</u>
5	<u>10</u>
6	<u>10</u>
7	<u>10</u>
8	<u>10</u>
9	<u>10</u>
10	<u>10</u>

Number of new employees moving to the county each year (use numbers from above):

<i>Year</i>	<i>From Out-of-State</i>	<i>From Another Kansas County</i>	<i>Will not move</i>	<i>Total</i>
1	5	15	20	40
2	5	10	15	30
3	3	10	7	20
4	2	3	5	10
5	2	3	5	10
6	2	3	5	10
7	2	3	5	10
8	2	3	5	10
9	2	3	5	10
10	2	3	5	10
<i>Total</i>	27	56	77	160

Average annual salary of all employees:

<i>Year</i>	
1	\$74,000
2	\$77,700
3	\$80,031
4	\$82,432
5	\$84,905
6	\$87,452
7	\$90,076
8	\$92,778
9	\$95,561
10	\$98,428

Household size of a typical new worker 4

Number of school age children in the household of a typical new worker 2

## Construction

Initial construction or expansion

Cost of Construction at the firm's new or expanded facility \$7,100,000

If construction is by an outside contractor, estimate percent profit on the cost of construction:

Total construction salaries (A) \$4,970,000

Amount paid to average construction worker during the construction period (B) \$62,125  $A \div C = B$

Number of construction workers (C) 80

Household size of an average construction worker 4

Expansion II (if applicable):

Cost of Construction at the firm's new or expanded facility \_\_\_\_\_

If construction is by an outside contractor, estimate percent profit on the cost of construction: \_\_\_\_\_

Total construction salaries (A) \_\_\_\_\_

Amount paid to average construction worker during the construction period (B) \_\_\_\_\_  $A \div C = B$

Number of construction workers (C) \_\_\_\_\_

Household size of an average construction worker \_\_\_\_\_

### Visitors

Number of out-of-town visitors expected at the firm:

Year			
1	<u>800</u>	6	<u>1050</u>
2	<u>850</u>	7	<u>1100</u>
3	<u>900</u>	8	<u>1150</u>
4	<u>950</u>	9	<u>1200</u>
5	<u>1000</u>	10	<u>1250</u>

Number of days that each visitor will stay in the area 2

Number of nights that a typical visitor will stay in a local hotel or motel:

*In the City of Olathe* 1

*Anywhere in the county* \_\_\_\_\_

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Firm Data Sheet  
January 2015

### Sales Tax Exemption Certificate

*Prior to the contractor starting construction on the project, that applicant shall notify the City Clerk whether or not to proceed with an applicant for a sales tax exemption from the state of Kansas.*

### Project Completion and Processing of the Tax Abatement

*Prior to the completion of the project, the applicant shall inform the City and Bond Counsel to proceed with the state board of tax appeals for a tax abatement on the project.*

APPENDIX II (must correspond with above information)														
New jobs to be created in each of the next ten years														
Occupational Classification	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		Average Starting Wage (use current pay scale)		
Management	1	1	1	1	1	2	1	1	1	1	11	\$120,000		
Office / Clerical	3	3	3	3	3	2	2	3	3	3	28	\$45,000		
Professional	1	0	0	0	0	2	2	0	0	0	5	\$55,000		
Skilled	10	10	10	10	9	10	10	9	9	9	96	\$48,000		
Unskilled	2	2	2	2	2	2	2	2	2	2	20	\$30,000		
Total	17	16	16	16	15	18	17	15	15	15		160		

# **A Tax Abatement Cost-Benefit Analysis of BCB Olathe Holdings LLC**

**City or County where the firm is or will be located:** City of Olathe

**Date of Analysis:** Tuesday, February 25, 2020

**Description of the firm's location or expansion in the community:**

Builders Stone & Masonry Inc. Headquarters

**This report includes an analysis of costs and benefits from the firm for the following taxing entities, where the firm is or will be located. These taxing entities, with the exception of a neighboring school district, if shown, are considering tax abatements or incentives for the firm:**

<b>City:</b>	Olathe
<b>County:</b>	Johnson
<b>School District:</b>	Olathe School District
<b>A neighboring School District:</b>	Gardner Edgerton
<b>Special Taxing District:</b>	Johnson County Community Colleg
<b>Special Taxing District:</b>	None
<b>State of Kansas</b>	

**Contents of this report:**

About this Cost-Benefit Analysis Report	Page 2
Summary of Costs and Benefits for all Taxing Entities	Page 4
The Economic Impact that the Firm will have on the Community	Page 6
Costs and Benefits for:	
City:	Olathe
County:	Johnson
School District:	Olathe School District
A neighboring School District:	Gardner Edgerton
Special Taxing District:	Johnson County Community College
Special Taxing District:	None
State of Kansas	

Data Used in this Analysis, if included , follows the Costs and Benefits for the State of Kansas

## About this Cost-Benefit Analysis Report

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This cost-benefit analysis report was prepared using the Kansas Tax Abatement Cost-Benefit Model - a computer program that analyzes economic and fiscal impact. The pages that follow, in this report, show the impact that the firm included in this analysis, the firm's employees and workers in spin-off jobs will have on the community and the state.

The economic impact over the next ten years is calculated along with the accompanying public costs and benefits for the State of Kansas and the taxing entities included in this analysis.

This analysis also shows the effect of tax abatements and incentives that may be considered for the firm

Here is how the analysis was performed:

1. Data was entered for the state and community's tax and other rates; the firm and its employees; tax abatements and other incentives being considered for the firm; construction activity; and expected visitors.

2. Using the data entered, as well as some rates built into the computer program, calculations were made of the economic impact of the firm along with the related costs and benefits.

The calculations of impact include direct, indirect and induced impact. Regional economic multipliers, specific to the firm's industry group, were used by the program to calculate the direct and induced or spin-

These are the report sections:

**Summary of Costs and Benefits for all Taxing Entities** This report page summarizes the costs and benefits for all taxing entities resulting from the firm and from new direct, indirect and induced jobs.

**The Economic Impact that the Firm will have on the Community** This report page shows the number of direct, indirect and induced jobs that will be created in the community, the number of new residents and additional school children, and increases in local personal income, retail sales, economic activity and the property tax base in the first year and over the next ten years.

**Costs and Benefits for Each Taxing Entity** These report pages summarize the costs and benefits for the State of Kansas and for each taxing entity as a result of the firm locating or expanding in the Kansas community.

The public benefits include additional revenues from the firm and employees for your taxing entities - - - sales taxes, property taxes, utilities, utility franchise fees, other payments by new residents, payments by the firm and additional school funding. Public costs include the additional costs of public services for new residents and the firm, costs of educating new students that move to the school district, along with tax abatements and incentives provided to the firm.

In addition to a presentation of public costs and benefits, this report also computes the present value of net benefits to be received by each taxing entity; the payback period for incentives and taxes to be abated; the rate of return on investment for each entity and cost-benefit ratios.

### Present Value

The present value of the expected cash flow over the next ten years - the excess of benefits over cost - for each entity was computed. Present value is a way of expressing in today's dollars, dollars to be paid or received in the future. Today's dollar and a dollar to be received or paid at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. The analysis uses a discount rate that is entered to make the dollars comparable--by expressing them in today's dollars or in present value.

Generally, a positive present value indicates an acceptable investment.

### Payback Period

The investment payback period for each taxing entity was computed. This analysis views the financial incentives, including tax abatement, that the taxing entities are considering for the firm as an investment that the public will be making in the company. The payback period, therefore, is the number of years that it will take each taxing entity to recover the cost of incentives from the net annual benefits that they will receive. This payback period also shows the point in time where the cost and benefits are equal for the level and length of tax abatements and incentives being granted.

The payback period is a basis for judging the appropriateness of providing incentives to a firm. Generally, the shorter the payback period the better the investment.

### Rate of Return on Investment

The rate of return on investment for each taxing entity was also computed. As with the computation of payback, the rate of return analysis views the incentives that each taxing entity is considering as an investment that the public will be making in the company. The rate of return, therefore, is annual rate of return, over the next ten years, on each taxing entity's investment in the firm.

Generally, a rate of return in excess of the taxing entity's cost of capital is considered desirable.

### Cost-Benefit Ratio

The cost-benefit ratio for each taxing entity was also computed. This ratio compares public benefits over a ten year period from the new or expanding firm to public costs during the same period. For example, a cost-benefit ratio of 1.55 (or 1.55 to 1) shows that ten year benefits are 155 percent of public costs. Conversely, a cost-benefit ratio of .75 shows that public benefits are only 75 percent of public costs -- costs exceed benefits.

Generally, a cost-benefit ratio of 1.30 to 1 is considered acceptable for a taxing entity to grant tax abatements and other financial incentives to a firm.

### Data Used in this Analysis

These report pages, if included, show the data used in this cost-benefit analysis.



### Summary of Costs and Benefits for all Taxing Units

#### Benefits:

	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Corporate and Personal Income Taxes	Additional School Funding	Other Revenues	Total Benefits
City: Olathe	\$1,332,457	\$658,235	\$199,000			\$586,932	\$2,776,624
County: Johnson	\$1,491,593	\$598,237				\$1,606,629	\$3,696,459
S. D: Olathe School Distri		\$1,688,833			\$12,052,850		\$13,741,683
S. D: Gardner Edgerton		\$0			\$0		\$0
Johnson County Commu		\$252,130				\$208,095	\$460,224
None		\$0				\$0	\$0
State of Kansas	\$7,349,772	\$40,241		\$18,055,346		\$674,355	\$26,119,715

#### Costs, Incentives and Taxes Abated:

	Costs of Services for the Firm and New Residents	Costs of Educating New Students	Taxes Abated	Incentives	Total Costs, Incentives and Taxes Abated
City: Olathe	\$586,328		\$326,208	\$0	\$912,536
County: Johnson	\$609,686		\$295,547	\$0	\$905,233
S. D: Olathe School Distri		\$12,052,850	\$837,575		\$12,890,424
S. D: Gardner Edgerton		\$0			\$0
Johnson County Commu	\$94,920		\$123,848		\$218,769
None	\$0		\$0		\$0
State of Kansas	\$602,629	\$3,426,419	\$20,049	\$0	\$4,049,096

Net Benefits:

	Total Benefits	Total Costs Incentives and Taxes Abated	Net Benefits
City: Olathe	\$2,776,624	\$912,536	\$1,864,087
County: Johnson	\$3,696,459	\$905,233	\$2,791,226
S. D: Olathe School Distri	\$13,741,683	\$12,890,424	\$851,258
S. D: Gardner Edgerton	\$0	\$0	\$0
Johnson County Commu	\$460,224	\$218,769	\$241,455
None	\$0	\$0	\$0
State of Kansas	\$26,119,715	\$4,049,096	\$22,070,618

Other:

	Present Value of Net Benefits to be Received Over the next 10 Years	Present Value of Incentives and Taxes Abated Over the next 10 Years	Payback Period for Incentives and Taxes Abated	Rate of Return over the next 10 years on Investment of Incentives and Taxes Abated	Cost-Benefit Ratio
City: Olathe	\$1,186,039	\$197,828	During construction period.	599.53%	6.00
County: Johnson	\$1,616,416	\$179,233	1 Year	901.85%	9.02
S. D: Olathe School Distri	\$515,045	\$507,954	10 Years	101.40%	1.01
S. D: Gardner Edgerton	\$0				
Johnson County Commu	\$140,238	\$75,109	6 Years	186.71%	1.87
None	\$0	\$0	N/A	0.00%	0.00
State of Kansas	\$13,999,889	\$12,152	During construction period.	115206.46%	1152.06

### The Economic Impact of the Firm

	<u>In the first year</u>	<u>Over the next ten years</u>
Number of jobs to be created	52	208
Number of new residents in the community	85	354
Number of additional students in the local school district	29	123
Increase in local personal income	\$3,256,000	\$108,306,231
Increase in local retail sales	\$1,465,200	\$48,737,804
Increase in the community's property tax base	\$10,217,680	\$11,897,512

## Costs and Benefits for the City of: Olathe

Benefits to the city from the firm, its employees and spin-off benefits:

Year	Sales Taxes	Property Taxes	Utilities and Utility Franchise Fees	Other Municipal Revenues	Total
Construction Period	\$22,365	\$0	\$0	\$199,316	\$221,681
1	\$113,337	\$60,454	\$19,900	\$15,519	\$209,210
2	\$94,465	\$61,571	\$19,900	\$23,693	\$199,628
3	\$94,512	\$62,740	\$19,900	\$30,533	\$207,685
4	\$102,153	\$63,945	\$19,900	\$34,026	\$220,024
5	\$112,568	\$65,186	\$19,900	\$37,628	\$235,283
6	\$141,530	\$66,411	\$19,900	\$41,343	\$269,184
7	\$144,064	\$67,630	\$19,900	\$45,173	\$276,768
8	\$156,192	\$68,850	\$19,900	\$49,122	\$294,064
9	\$168,939	\$70,091	\$19,900	\$53,192	\$312,122
10	\$182,334	\$71,355	\$19,900	\$57,386	\$330,975
Total	\$1,332,457	\$658,235	\$199,000	\$586,932	\$2,776,624

The City's costs, property taxes abated and incentives provided to the firm:

Year	City Costs for the firm and Municipal Services for New Residents	Property Taxes Abated	Incentives	Total
Construction Period	\$0	\$0	\$0	\$0
1	\$31,481	\$30,202	\$0	\$61,683
2	\$41,448	\$30,716	\$0	\$72,164
3	\$49,676	\$31,238	\$0	\$80,914
4	\$53,565	\$31,769	\$0	\$85,334
5	\$57,576	\$32,309	\$0	\$89,885
6	\$61,714	\$32,858	\$0	\$94,572
7	\$65,981	\$33,417	\$0	\$99,398
8	\$70,380	\$33,985	\$0	\$104,366
9	\$74,916	\$34,563	\$0	\$109,479
10	\$79,591	\$35,150	\$0	\$114,742
Total	\$586,328	\$326,208	\$0	\$912,536

### Net Costs and Benefits for the City of: Olathe

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$221,681	\$0	\$221,681	\$221,681	\$0
1	\$209,210	\$61,683	\$147,526	\$134,114	\$27,456
2	\$199,628	\$72,164	\$127,464	\$105,342	\$25,385
3	\$207,685	\$80,914	\$126,770	\$95,244	\$23,469
4	\$220,024	\$85,334	\$134,690	\$91,995	\$21,698
5	\$235,283	\$89,885	\$145,397	\$90,280	\$20,061
6	\$269,184	\$94,572	\$174,612	\$98,563	\$18,547
7	\$276,768	\$99,398	\$177,370	\$91,018	\$17,148
8	\$294,064	\$104,366	\$189,698	\$88,495	\$15,854
9	\$312,122	\$109,479	\$202,643	\$85,940	\$14,658
10	\$330,975	\$114,742	\$216,233	\$83,367	\$13,552
Total	\$2,776,624	\$912,536	\$1,864,087	\$1,186,039	\$197,828

Discounted payback period for taxes abated and incentives ..... During construction period.

Average annual rate of return over the next ten years on the city's investment of taxes abated and incentives for the firm ..... 599.53%

Cost-Benefit Ratio ..... 6.00

## **Costs and Benefits for Johnson County**

Benefits to the county from the firm, its employees and spin-off benefits:

Year	Sales Taxes	Property Taxes	Other County Revenues	Total
Construction Period	\$36,654	\$0	\$0	\$36,654
1	\$125,256	\$54,788	\$50,979	\$231,023
2	\$104,142	\$55,828	\$90,730	\$250,700
3	\$104,320	\$56,928	\$125,192	\$286,441
4	\$113,166	\$58,066	\$140,727	\$311,958
5	\$124,814	\$59,242	\$156,753	\$340,809
6	\$157,728	\$60,392	\$173,283	\$391,403
7	\$160,310	\$61,530	\$190,330	\$412,170
8	\$173,885	\$62,661	\$207,907	\$444,454
9	\$188,159	\$63,814	\$226,026	\$477,999
10	\$203,161	\$64,987	\$244,701	\$512,849
Total	\$1,491,593	\$598,237	\$1,606,629	\$3,696,459

The County's costs, property taxes abated and incentives provided to the firm:

Year	County Costs for the firm and County Services for New Residents	Property Taxes Abated	Incentives	Total
Construction Period	\$0	\$0	\$0	\$0
1	\$19,409	\$27,364	\$0	\$46,773
2	\$34,544	\$27,829	\$0	\$62,372
3	\$47,428	\$28,302	\$0	\$75,730
4	\$53,339	\$28,783	\$0	\$82,122
5	\$59,436	\$29,272	\$0	\$88,709
6	\$65,726	\$29,770	\$0	\$95,496
7	\$72,212	\$30,276	\$0	\$102,488
8	\$78,899	\$30,791	\$0	\$109,690
9	\$85,794	\$31,314	\$0	\$117,108
10	\$92,899	\$31,847	\$0	\$124,746
Total	\$609,686	\$295,547	\$0	\$905,233

## Net Costs and Benefits for Johnson County

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$36,654	\$0	\$36,653	\$36,653	\$0
1	\$231,023	\$46,773	\$184,250	\$167,500	\$24,876
2	\$250,700	\$62,372	\$188,328	\$155,642	\$22,998
3	\$286,441	\$75,730	\$210,710	\$158,309	\$21,263
4	\$311,958	\$82,122	\$229,836	\$156,981	\$19,659
5	\$340,809	\$88,709	\$252,100	\$156,534	\$18,175
6	\$391,403	\$95,496	\$295,907	\$167,031	\$16,804
7	\$412,170	\$102,488	\$309,681	\$158,915	\$15,536
8	\$444,454	\$109,690	\$334,763	\$156,169	\$14,364
9	\$477,999	\$117,108	\$360,890	\$153,052	\$13,280
10	\$512,849	\$124,746	\$388,103	\$149,630	\$12,278
Total	\$3,696,459	\$905,233	\$2,791,226	\$1,616,416	\$179,233

Discounted payback period for taxes abated and incentives ..... 1 Year

Average annual rate of return over the next ten years on the county's investment of taxes abated and incentives for the firm ..... 901.85%

Cost-Benefit Ratio ..... 9.02



**Costs and Benefits for the School District where the firm is or will be located: Olathe School Di**

Benefits to the school district from the firm, its employees and spin-off benefits:

Year	Property Taxes	Additional State, Federal and Other School Funding	Total
1	\$155,213	\$379,728	\$534,940
2	\$158,059	\$675,821	\$833,880
3	\$161,036	\$942,596	\$1,103,632
4	\$164,099	\$1,058,476	\$1,222,575
5	\$167,251	\$1,178,024	\$1,345,275
6	\$170,367	\$1,301,331	\$1,471,698
7	\$173,477	\$1,428,490	\$1,601,966
8	\$176,590	\$1,559,596	\$1,736,185
9	\$179,759	\$1,694,746	\$1,874,505
10	\$182,984	\$1,834,042	\$2,017,026
Total	\$1,688,833	\$12,052,850	\$13,741,683

Total costs for the School District:

Year	Additional Costs	Property Taxes Abated	Total
1	\$379,728	\$77,548	\$457,276
2	\$675,821	\$78,866	\$754,687
3	\$942,596	\$80,207	\$1,022,803
4	\$1,058,476	\$81,570	\$1,140,047
5	\$1,178,024	\$82,957	\$1,260,982
6	\$1,301,331	\$84,367	\$1,385,699
7	\$1,428,490	\$85,802	\$1,514,291
8	\$1,559,596	\$87,260	\$1,646,856
9	\$1,694,746	\$88,744	\$1,783,490
10	\$1,834,041	\$90,252	\$1,924,294
Total	\$12,052,850	\$837,575	\$12,890,424

## Net Costs and Benefits for the School District: Olathe School District

Year	Public Benefits	Total Costs and Property Taxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	\$534,940	\$457,276	\$77,664	\$70,604	\$70,498
2	\$833,880	\$754,687	\$79,192	\$65,448	\$65,179
3	\$1,103,632	\$1,022,803	\$80,828	\$60,727	\$60,261
4	\$1,222,575	\$1,140,047	\$82,528	\$56,368	\$55,714
5	\$1,345,275	\$1,260,982	\$84,293	\$52,339	\$51,510
6	\$1,471,698	\$1,385,699	\$85,999	\$48,544	\$47,623
7	\$1,601,966	\$1,514,291	\$87,674	\$44,991	\$44,030
8	\$1,736,185	\$1,646,856	\$89,329	\$41,673	\$40,708
9	\$1,874,505	\$1,783,490	\$91,015	\$38,599	\$37,636
10	\$2,017,026	\$1,924,294	\$92,732	\$35,752	\$34,796
Total	\$13,741,683	\$12,890,424	\$851,258	\$515,045	\$507,954

Discounted payback period for taxes abated and incentives ..... 10 Years

Average annual rate of return over the next ten years on the school district's investment of taxes abated and incentives for the firm ..... 101.40%

Cost-Benefit Ratio ..... 1.01

### **Costs and Benefits for a neighboring School District: Gardner Edgerton**

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Benefits to the school district from the firm, its employees and spin-off benefits:

Year	Property Taxes	Additional State, Federal and Other School Funding	Total
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$0	\$0	\$0
4	\$0	\$0	\$0
5	\$0	\$0	\$0
6	\$0	\$0	\$0
7	\$0	\$0	\$0
8	\$0	\$0	\$0
9	\$0	\$0	\$0
10	\$0	\$0	\$0
Total	\$0	\$0	\$0

Total costs for the School District:

Year	Additional Costs
1	\$0
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0
Total	\$0

## Net Costs and Benefits for the School District: Gardner Edgerton

Year	Public Benefits	Total Costs	Net Benefits or (Costs)	Present Value of Net Benefits
1	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0

Discounted payback period for taxes abated and incentives ..... N/A

Average annual rate of return over the next ten years on the school district's investment of taxes abated and incentives for the firm ..... N/A

Cost-Benefit Ratio ..... N/A

### **Costs and Benefits for Special Taxing District: Johnson County Community College**

Benefits to the special taxing district from the firm, its employees and spin-off benefits:

Year	Property Taxes	Additional Revenues	Total
1	\$22,971	\$6,840	\$29,811
2	\$23,429	\$12,173	\$35,602
3	\$23,921	\$15,918	\$39,839
4	\$24,433	\$17,987	\$42,420
5	\$24,966	\$20,122	\$45,088
6	\$25,479	\$22,325	\$47,803
7	\$25,981	\$24,596	\$50,577
8	\$26,476	\$26,938	\$53,414
9	\$26,980	\$29,353	\$56,333
10	\$27,494	\$31,842	\$59,336
Total	\$252,130	\$208,095	\$460,224

Total costs for the Special Taxing District:

Year	Additional Costs	Property Taxes Abated	Total
1	\$3,120	\$11,467	\$14,587
2	\$5,553	\$11,662	\$17,214
3	\$7,261	\$11,860	\$19,121
4	\$8,205	\$12,061	\$20,266
5	\$9,178	\$12,267	\$21,445
6	\$10,183	\$12,475	\$22,658
7	\$11,219	\$12,687	\$23,906
8	\$12,288	\$12,903	\$25,190
9	\$13,389	\$13,122	\$26,511
10	\$14,525	\$13,345	\$27,870
Total	\$94,920	\$123,848	\$218,769

## **Net Costs and Benefits for Special Taxing District: Johnson County Community College**

Year	Public Benefits	Total Costs and Property Taxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	\$29,811	\$14,587	\$15,224	\$13,840	\$10,424
2	\$35,602	\$17,214	\$18,388	\$15,197	\$9,638
3	\$39,839	\$19,121	\$20,718	\$15,566	\$8,910
4	\$42,420	\$20,266	\$22,154	\$15,131	\$8,238
5	\$45,088	\$21,445	\$23,642	\$14,680	\$7,617
6	\$47,803	\$22,658	\$25,145	\$14,194	\$7,042
7	\$50,577	\$23,906	\$26,670	\$13,686	\$6,511
8	\$53,414	\$25,190	\$28,223	\$13,166	\$6,019
9	\$56,333	\$26,511	\$29,821	\$12,647	\$5,565
10	\$59,336	\$27,870	\$31,466	\$12,132	\$5,145
Total	\$460,224	\$218,769	\$241,455	\$140,238	\$75,109

Discounted payback period for taxes abated and incentives ..... 6 Years

Average annual rate of return over the next ten years on the taxing district's investment of taxes abated and incentives for the firm ..... 186.71%

Cost-Benefit Ratio ..... 1.87

**Costs and Benefits for Special Taxing District: None**

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Benefits to the special taxing district from the firm, its employees and spin-off benefits:

Year	Property Taxes	Additional Revenues	Total
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$0	\$0	\$0
4	\$0	\$0	\$0
5	\$0	\$0	\$0
6	\$0	\$0	\$0
7	\$0	\$0	\$0
8	\$0	\$0	\$0
9	\$0	\$0	\$0
10	\$0	\$0	\$0
Total	\$0	\$0	\$0

Total costs for the Special Taxing District:

Year	Additional Costs	Property Taxes Abated	Total
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$0	\$0	\$0
4	\$0	\$0	\$0
5	\$0	\$0	\$0
6	\$0	\$0	\$0
7	\$0	\$0	\$0
8	\$0	\$0	\$0
9	\$0	\$0	\$0
10	\$0	\$0	\$0
Total	\$0	\$0	\$0



## Net Costs and Benefits for Special Taxing District: None

Year	Public Benefits	Total Costs and Property Taxes Abated	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of Taxes Abated
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0

Discounted payback period for taxes abated and incentives ..... N/A

Average annual rate of return over the next ten years on the taxing district's investment of taxes abated and incentives for the firm ..... 0.00%

Cost-Benefit Ratio ..... 0.00

## **Costs and Benefits for the State of Kansas**

Benefits to the State from the firm, its employees and spin-off benefits:

Year	Sales Taxes	Property Taxes	Corporate and Personal Income Taxes	Other State Revenues	Total
Construction Period	\$226,135	\$0	\$3,362,265	\$0	\$3,588,400
1	\$594,530	\$3,714	\$455,975	\$19,300	\$1,073,519
2	\$503,716	\$3,779	\$847,065	\$37,101	\$1,391,661
3	\$510,458	\$3,846	\$1,082,685	\$48,832	\$1,645,821
4	\$555,829	\$3,914	\$1,232,541	\$56,445	\$1,848,730
5	\$613,896	\$3,985	\$1,389,975	\$64,302	\$2,072,157
6	\$772,533	\$4,056	\$1,583,510	\$72,411	\$2,432,509
7	\$788,127	\$4,127	\$1,743,001	\$80,776	\$2,616,031
8	\$855,808	\$4,200	\$1,925,179	\$89,405	\$2,874,592
9	\$926,971	\$4,273	\$2,116,323	\$98,304	\$3,145,871
10	\$1,001,769	\$4,348	\$2,316,827	\$107,480	\$3,430,423
Total	\$7,349,772	\$40,241	\$18,055,346	\$674,355	\$26,119,715

The State's costs, property taxes abated and incentives provided to the firm:

Year	State Costs for the firm and Services for New Residents	Cost of Educating New Students	Property Taxes Abated	Incentives	Total
Construction Period	\$0	\$0	\$0	\$0	\$0
1	\$17,168	\$89,045	\$1,856	\$0	\$108,069
2	\$33,090	\$181,117	\$1,888	\$0	\$216,095
3	\$43,562	\$239,455	\$1,920	\$0	\$284,936
4	\$50,390	\$280,991	\$1,953	\$0	\$333,333
5	\$57,438	\$323,870	\$1,986	\$0	\$383,293
6	\$64,711	\$368,126	\$2,019	\$0	\$434,856
7	\$72,214	\$413,793	\$2,054	\$0	\$488,060
8	\$79,954	\$460,906	\$2,089	\$0	\$542,948
9	\$87,936	\$509,501	\$2,124	\$0	\$599,562
10	\$96,166	\$559,616	\$2,160	\$0	\$657,943
Total	\$602,629	\$3,426,419	\$20,049	\$0	\$4,049,096

### Net costs and benefits for the State of Kansas:

Year	Public Benefits	Public Costs, Property Taxes Abated and Incentives	Net Benefits or (Costs)	Present Value of Net Benefits	Present Value of taxes abated and incentives
Construction Period	\$3,588,400	\$0	\$3,588,400	\$3,588,400	\$0
1	\$1,073,519	\$108,069	\$965,449	\$877,680	\$1,687
2	\$1,391,661	\$216,095	\$1,175,566	\$971,542	\$1,560
3	\$1,645,821	\$284,936	\$1,360,884	\$1,022,452	\$1,442
4	\$1,848,730	\$333,333	\$1,515,396	\$1,035,035	\$1,333
5	\$2,072,157	\$383,293	\$1,688,863	\$1,048,651	\$1,232
6	\$2,432,509	\$434,856	\$1,997,652	\$1,127,622	\$1,139
7	\$2,616,031	\$488,060	\$2,127,970	\$1,091,985	\$1,053
8	\$2,874,592	\$542,948	\$2,331,643	\$1,087,728	\$974
9	\$3,145,871	\$599,562	\$2,546,309	\$1,079,883	\$900
10	\$3,430,423	\$657,943	\$2,772,480	\$1,068,911	\$832
Total	\$26,119,715	\$4,049,096	\$22,070,618	\$13,999,889	\$12,152

Discounted payback period for taxes abated and incentives ..... During construction period.

Average annual rate of return over the next ten years on the state's investment of taxes abated and incentives for the firm ..... 115206.46%

Cost-Benefit Ratio ..... 1152.06

## Local rates and constants used in the Analysis of BCB Olathe Holdings LLC

### City:

Olathe	City name
24.406	City mill levy
\$296,642	Average market value of new residential property in the city
1.500%	City sales tax rate
6.000%	City transient guest tax rate
\$103	Annual net revenues per household for city owned utilities
\$236	Average annual utility franchise fees collected per household
\$103	Annual revenues per resident, in addition to property, transient guest and sales taxes, utilities and utility franchise fees
\$133	The city's annual marginal cost of providing municipal services, excluding utilities, to each new resident
\$94	Annual per worker revenues for the city from businesses -- in addition to property, transient guest and sales taxes and utilities
\$121	Annual marginal cost, per worker, of providing city services, excluding utilities, to businesses

### County:

Johnson	Name of county
22.1120	County mill levy
\$281,260	Average market value of new residential property in the county
1.475%	County sales tax rate
0.000%	County transient guest tax rate
\$496	The county's annual revenues per resident, excluding property; transient guest and sales taxes
\$171	The county's annual marginal cost of providing municipal services to each new resident
1.00	Regional economic multiplier adjustment for the County
\$218	Annual per worker revenues for the county from businesses -- in addition to property, transient guest and sales taxes and utilities
\$121	The county's annual marginal cost, per worker, of providing services to businesses

### School District 1 -- Where the firm is or will be located

Olathe School District	Name of school district
62.665	School district 1's local option mill levy
\$271,734	Average market value of new residential property in school district 1
\$12,734	School district 1's estimated marginal cost per child
\$8,361	State funding per child in school district 1
\$4,373.00	Federal and other annual funding per child in school district 1

### School District 2 -- A neighboring school district where some of the firm's new employees will live

Gardner Edgerton	Name of school district
------------------	-------------------------

57.775	School district 2's local option mill levy
\$194,904	Average market value of new residential property in school district 2
\$12,155	School district 2's estimated marginal cost per child
\$8,816	State funding per child in school district 2
\$3,339.00	Federal and other annual funding per child in school district 2

### Special Taxing District 1 -- Where the firm is or will be located:

Johnson County Community College	Special tax district 1
9.266	Special tax district 1's mill levy
\$416,511	Average market value of new residential property in special tax district 1
\$0.00	Special tax district 1's cost per resident
\$0.00	Special tax district 1's annual addl. revenues (excl prop taxes) from each new resident
\$78	The district's annual marginal cost, per worker, of providing services to businesses
\$171	Annual per worker revenues for the district from businesses -- in addition to property sales taxes and utilities

### Special Taxing District 2 -- Where the firm is or will be located:

None	Special tax district 2
0	Special tax district 2's mill levy
\$0	Average market value of new residential property in special tax district 2
\$0.00	Special tax district 2's cost per resident
\$0.00	Special tax district 2's annual addl. revenues (excl prop taxes) from each new resident
\$0	The district's annual marginal cost, per worker, of providing services to businesses
\$0	Annual per worker revenues for the district from businesses -- in addition to property sales taxes and utilities

## State of Kansas:

1.5	State mill levy
0.065	State sales tax rate
\$508.00	State's annual marginal revenues per new resident (excl property, income and sales taxes)
\$468.00	State's annual marginal cost of providing services to each new resident
0.115	State tax classification for residential real property
0.25	State tax classification for commercial and industrial real property
0	State tax classification for commercial and industrial machinery and equipment (7 years or more life)
0.3	State tax classification for all other tangible personal property:
7	Economic life, in years for straight line depreciation of commercial and industrial machinery & equipment
0	Minimum taxable value as a percent of retail cost of commercial and industrial machinery & equipment
\$180	The state's annual marginal cost, per worker, of providing services to businesses
\$212	Annual per worker revenues for the state from businesses, excluding property, income and sales taxes
45.00%	Percent of gross salary that a typical Kansas worker spends on taxable goods and services

## Personal Income Taxes:

Income >	Over	But Not Over	=	Tax	+	Tax Rate
	\$0	\$30,000		\$0		3.50%
	\$30,000	\$60,000		\$1,050		6.25%
	\$60,000			\$2,925		6.45%
Standard Deduction >		\$6,000				
Allowance per: Exemption >		\$2,250				

## Corporate Income Taxes:

Corporate Income Tax Rate >	4.00%
Surtax Rate >	3.05%
Amount Over Which Surtax Applies >	\$50,000.00

## Other Rates:

1.70%	Inflation
10.00%	Discount rate for calculating the present value of costs and benefits

## Comments:

UPDATED 5/19 Updated 8/17 to account for the now excluded prorated 8 mills from the general school fund at th

## Market or retail value of the firm's initial new or additional investment in: 1

\$1,300,000	Land
\$8,600,000	Building and improvements
\$300,000	Furniture, Fixtures and Equipment

Sum of the firm's initial new or additional investment

\$10,200,000

### Projected Expansions

0 Year of 2nd Expansion

\$0	Land
\$0	Building and improvements
\$0	Furniture, Fixtures and Equipment

Sum of the firm's second expansion investment

\$0

0 Year of 3rd Expansion

\$0	Land
\$0	Building and improvements
\$0	Furniture, Fixtures and Equipment

Sum of the firm's third expansion investment

\$0

0 Year of 4th Expansion

\$0	Land
\$0	Building and improvements
\$0	Furniture, Fixtures and Equipment

Sum of the firm's fourth expansion investment

\$0

## Sales and Purchases

2

New or additional sales of the firm:

Year 1:	\$7,500,000
Year 2:	\$3,500,000
Year 3:	\$2,000,000
Year 4:	\$2,000,000
Year 5:	\$2,000,000
Year 6:	\$4,000,000
Year 7:	\$3,000,000
Year 8:	\$3,000,000
Year 9:	\$3,000,000
Year 10:	\$3,000,000
Total:	\$33,000,000

Annual operating expenditures by the firm subject to sales taxes:

Year 1:	\$1,000,000
Year 2:	\$600,000
Year 3:	\$400,000
Year 4:	\$250,000
Year 5:	\$250,000
Year 6:	\$250,000
Year 7:	\$250,000
Year 8:	\$250,000
Year 9:	\$250,000
Year 10:	\$250,000
Total:	\$3,750,000

Percent of sales subject to sales taxes in the:

City:	60.00%
County:	70.00%
State:	75.00%

Percent of annual taxable operating expenditures in the:

City:	100.00%
County:	100.00%
State:	100.00%

% of sales on which state corporate income taxes will be computed (ie: Annual net taxable income)

20.00%



**Property taxes****3**Will the Firm be located within City property tax jurisdiction ? ( Y or N ): ☒ Y**Revenues from utilities and franchise fees**

Net revenues from city-owned utilities provided to the firm

City utility franchise fees to be collected on the firm's utility usage

Construction period	\$0
Year 1:	\$9,600
Year 2:	\$9,600
Year 3:	\$9,600
Year 4:	\$9,600
Year 5:	\$9,600
Year 6:	\$9,600
Year 7:	\$9,600
Year 8:	\$9,600
Year 9:	\$9,600
Year 10:	\$9,600
Total:	\$96,000

Construction period	\$0
Year 1:	\$10,300
Year 2:	\$10,300
Year 3:	\$10,300
Year 4:	\$10,300
Year 5:	\$10,300
Year 6:	\$10,300
Year 7:	\$10,300
Year 8:	\$10,300
Year 9:	\$10,300
Year 10:	\$10,300
Total:	\$103,000

**Payments by the firm and the cost of providing other services to the firm 4**

Extra payments that the firm will make to the city, county and state -- those payments over and above property, sales and income taxes and utilities and other on-going payments made by all firms

	City	County	State
Construction period:	\$199,316	\$0	\$0
Year 1:	\$0	\$0	\$0
Year 2:	\$0	\$0	\$0
Year 3:	\$0	\$0	\$0
Year 4:	\$0	\$0	\$0
Year 5:	\$0	\$0	\$0
Year 6:	\$0	\$0	\$0
Year 7:	\$0	\$0	\$0
Year 8:	\$0	\$0	\$0
Year 9:	\$0	\$0	\$0
Year 10:	\$0	\$0	\$0
Total:	\$0	\$0	\$0

Extra cost of providing public services to the firm -- those services that are over and above incentives, utilities and typical services provided to all firms in the city, county and

	City	County	State
Construction period:	\$0	\$0	\$0
Year 1:	\$18,698	\$0	\$0
Year 2:	\$18,698	\$0	\$0
Year 3:	\$18,698	\$0	\$0
Year 4:	\$18,698	\$0	\$0
Year 5:	\$18,698	\$0	\$0
Year 6:	\$18,698	\$0	\$0
Year 7:	\$18,698	\$0	\$0
Year 8:	\$18,698	\$0	\$0
Year 9:	\$18,698	\$0	\$0
Year 10:	\$18,698	\$0	\$0
Total:	\$186,980	\$0	\$0

## Employee information

5

Number of new employees to  
be hired each year

Number of new employees  
moving to the county each year  
from out of state

Total number of new  
employees moving to the  
county each year

Year 1:	40
Year 2:	30
Year 3:	20
Year 4:	10
Year 5:	10
Year 6:	10
Year 7:	10
Year 8:	10
Year 9:	10
Year 10:	10
Total:	160

Year 1:	5
Year 2:	5
Year 3:	3
Year 4:	2
Year 5:	2
Year 6:	2
Year 7:	2
Year 8:	2
Year 9:	2
Year 10:	2
Total:	27

Year 1:	20
Year 2:	15
Year 3:	13
Year 4:	5
Year 5:	5
Year 6:	5
Year 7:	5
Year 8:	5
Year 9:	5
Year 10:	5
Total:	83

New indirect employees who will be moving to the county, as  
a per cent of new direct employees:

From out-of-State:

Total moving to the county:

## Employee salary and household information

6

Average annual  
salaries of  
employees

Year 1:	\$74,000
Year 2:	\$77,700
Year 3:	\$80,031
Year 4:	\$82,432
Year 5:	\$84,905
Year 6:	\$87,452
Year 7:	\$90,076
Year 8:	\$92,778
Year 9:	\$95,561
Year 10:	\$98,428
Total:	\$863,363

Where new employees moving to the county  
will live

<input type="text" value="70.00%"/>
<input type="text" value="70.00%"/>
<input type="text" value="0.00%"/>
<input type="text" value="100.00%"/>
<input type="text" value="100.00%"/>

In the City.

In the school district where the firm is located.

In school district 2

In special taxing district 1.

In special taxing district 2.

Where employees will shop, as a percent of their total shopping:

<input type="text" value="85.00%"/>
<input type="text" value="75.00%"/>
<input type="text" value="65.00%"/>

In Kansas.

Within the County.

In the City.

Household size of a typical new worker at the firm.

Number of school age children in the household of  
a typical new worker at the firm.

Percent of new workers who move to the community that will  
(1) buy new homes or mobile homes within the first five years or  
(2) require the building of new residential units.

## Value of incentives being offered to the firm:

	By the City	By the County	By the State
Construction period:	\$0	\$0	\$0
Year 1:	\$0	\$0	\$0
Year 2:	\$0	\$0	\$0
Year 3:	\$0	\$0	\$0
Year 4:	\$0	\$0	\$0
Year 5:	\$0	\$0	\$0
Year 6:	\$0	\$0	\$0
Year 7:	\$0	\$0	\$0
Year 8:	\$0	\$0	\$0
Year 9:	\$0	\$0	\$0
Year 10:	\$0	\$0	\$0
Total:	\$0	\$0	\$0

## Percent of property taxes to be abated on:

8

	Land	Buildings and Improvements	Furniture, Fixtures & Equipment
Year1	50.00%	50.00%	100.00%
Year2	50.00%	50.00%	100.00%
Year3	50.00%	50.00%	100.00%
Year4	50.00%	50.00%	100.00%
Year5	50.00%	50.00%	100.00%
Year6	50.00%	50.00%	100.00%
Year7	50.00%	50.00%	100.00%
Year8	50.00%	50.00%	100.00%
Year9	50.00%	50.00%	100.00%
Year10	50.00%	50.00%	100.00%

## Property taxes to be abated by the following taxing entities:

☒ = Yes - Taxes to be abated

- |                                                     |                                                               |
|-----------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> City            | <input checked="" type="checkbox"/> Special Taxing District 1 |
| <input checked="" type="checkbox"/> County          | <input type="checkbox"/> Special Taxing District 2            |
| <input checked="" type="checkbox"/> School District | <input checked="" type="checkbox"/> The State                 |

## Construction

9

	Initial construction or expansion	2nd Expansion	3rd Expansion	4th Expansion
Construction Cost	\$7,100,000	\$0	\$0	\$0
Construction Profit Percentage	0.00%	0.00%	0.00%	0.00%
Taxable materials purchased in:				
Kansas	\$0	\$0	\$0	\$0
The County	\$0	\$0	\$0	\$0
The City	\$0	\$0	\$0	\$0
Taxable FFE purchased in:				
Kansas	\$0	\$0	\$0	\$0
The County	\$0	\$0	\$0	\$0
The City	\$0	\$0	\$0	\$0
Total Construction Salaries:	\$4,970,000	\$0	\$0	\$0
Construction Salaries spent in:				
Kansas	\$3,479,000	\$0	\$0	\$0
The County	\$2,485,000	\$0	\$0	\$0
The City	\$1,491,000	\$0	\$0	\$0
Amt. paid to avg. cons. worker	\$621,253	\$0	\$0	\$0
HH size - avg. cons. worker:	4	0	0	0
Nr. cons. workers:	80	0	0	0

## Visitors

10

Number of out-of-town visitors expected at the firm each year

Year 1:	800
Year 2:	850
Year 3:	900
Year 4:	950
Year 5:	1,000
Year 6:	1,050
Year 7:	1,100
Year 8:	1,150
Year 9:	1,200
Year 10:	1,250
Total:	10,250

2

Average number of days that each visitor will stay in the city

Daily retail spending by a visitor, excluding lodging:

\$90

In the City

\$90

Anywhere in the County

The number of nights that a typical visitor will stay in a local hotel or motel:

1

In the City

0

Anywhere in the County

Average daily hotel / motel room rates:

117

In the City

98

Anywhere in the County



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** Resource Management

**STAFF CONTACT:** Dianna Wright/Mary Jaeger/Amy Tharnish

**SUBJECT:** Report on authorizing improvements to the Water and Sewer System and Revenue Bond Process.

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**ITEM DESCRIPTION:**

Report on authorizing improvements to the Water and Sewer System and Revenue Bond Process.

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**SUMMARY:**

To start the financing portion of the process, staff is presenting projects to Council, based on the adopted CIP Plan, for consideration and authorization.

The projects listed below are those that staff is presenting to Council for consideration and authorization. The amount reported is the total project cost and does not represent the amount that will be financed through Water and Sewer Revenue Bonds. The projects will also utilize cash funding. See Attachment A for a detailed description of each project.

Project Number	Project Name	Total Project Co
5-C-002-20	Remote Facilities Improvements	\$ 5,608.50
5-C-048-20	Ridgeview Rd Watermain Improvements, College and Ridgeview	1,387.00
5-C-028-20	WTP2: Electrical/Backup Power	10,246.00
5-C-026-20	WTP2: Chemical Feed Modifications	3,525.00
5-B-007-20	Lone Elm Booster Pump Station and Main	14,283.92
		<b>\$ 35,050.42</b>

Staff expects to complete many of the listed projects in phases. Staff will also issue multiple series of revenue bonds over the next several years to finance the projects. The timing of bond issued is based on the cash flow needs of the projects.

In two weeks, staff would like to continue the revenue bond process and present to Council a resolution for consideration. The resolution would authorize the projects listed above and declare the City's intent to proceed with the design and construction of the specified projects. That would also further authorize the City Clerk to give public notice of the City's intent to finance all or a portion of the costs of the projects through the issuance of Water and Sewer Revenue Bonds. See Attachment B for the outline of the Water and Sewer Revenue Bond Process.

The resolution does not approve design and construction contracts for the projects, nor does it specifically approve the issuance of revenue bonds. Staff will return to Council at later dates for

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**MEETING DATE:** 3/3/2020

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authority to enter into design and construction contracts and to authorize the issuance of revenue bonds.

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**FINANCIAL IMPACT:**

Total project costs \$35,050,423 plus bond issuance costs and interest for the portion financed by revenue bonds.

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**ACTION NEEDED:**

Receive report on Water and Sewer projects requesting authorization and the revenue bond process.

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**ATTACHMENT(S):**

A: Project Descriptions

B: Water & Sewer Revenue Bond Process

## Attachment A Project Descriptions

### Remote Facilities Improvements (5-C-002-20)

Replacement of all the electrical feed equipment at all the water tower sites, lighting and security upgrades and lightning protection upgrades for the well fields and replacement of the aging generator at Collector Well #2. Also, rehabilitation or replacement of the existing pumps as determined by the asset management system. All remote facility piping, associated with each site, will be recoated to extend the useful life of these assets. Improvements are at Black Bob Pump Station, Renner Pump Station, Hedge Lane Pump Station, and Collector Well Generator.

PROPOSED FUNDING SOURCE	PROPOSED FUNDING AMOUNT
REVENUE BONDS	\$4,999,500
CASH	\$609,000
<b>TOTAL</b>	<b>\$5,608,500</b>

### Ridgeview Rd Watermain Improvements, College and Ridgeview (5-C-048-20)

Installation of over 2,000 LF of watermain to complete the necessary watermain loop from Corporate Ridge to College Boulevard. Installation of a secondary feed along the City boundary to feed Corporate Ridge.

PROPOSED FUNDING SOURCE	PROPOSED FUNDING AMOUNT
REVENUE BONDS	\$1,387,000

### WTP2: Electrical/Backup Power (5-C-028-20)

Construction of a centralized power center for a single power feed from Evergy, a new generator to provide automated backup power to all plant processes, upgrades to the SCADA system and electrical duct banks and cables for re-distribution of power at Water Treatment Plant 2. Generators will also be installed at Collector Wells 3 and 4 to provide backup power.

PROPOSED FUNDING SOURCE	PROPOSED FUNDING AMOUNT
REVENUE BONDS	\$10,246,000

### WTP2: Chemical Feed Modifications (5-C-026-20)

Replacement of the existing buried chemical feed lines in a new concrete duct bank to allow future replacement and maintenance without excavation. The project also includes addition of standby chemical pumps to prevent plant downtime, the addition of chemical containment areas, installation of a new sanitary sewer lift station and forcemain, and a new fluoride feed system.

PROPOSED FUNDING SOURCE	PROPOSED FUNDING AMOUNT
REVENUE BONDS	\$2,869,000
CASH	\$656,000
<b>TOTAL</b>	<b>\$3,525,000</b>

**Lone Elm Booster Pump Station and Main (5-B-007-20)**

Installation of approximately 4 miles of distribution water main along Lone Elm to 159th Street, then along 159th Street to Old 56 Hwy and then north to 151st St connection. The improvements include the installation of a water booster pump station needed to meet the minimum fire flow requirements of 2,500 gallons per minute in the southwest portion of the City and allow for new growth along 159th Street.

PROPOSED FUNDING SOURCE	PROPOSED FUNDING AMOUNT
REVENUE BONDS	\$765,840
GO BONDS (BENEFIT DISTRICT)	\$13,518,083
TOTAL	\$14,283,923



# *Water & Sewer Revenue Bond Process*

01

Council adopts  
CIP Plan

02

Council considers  
approving the  
resolution  
authorizing  
specific Water &  
Sewer projects  
from the CIP Plan

03

City posts notice  
of intent to issue  
bonds in  
newspaper. 14  
day protest  
period begins

04

Council considers  
approving the  
resolution  
authorizing the  
sale of bonds

## *Water & Sewer Revenue Bond Process cont.*

05

City receives  
rating on bond  
issuance

06

Pricing of bonds  
through  
competitive  
bidding process  
and Council  
considers  
approval of sale

07

City receives  
bond proceeds

08

Council considers  
approval of  
design and  
construction  
contracts on each  
individual project



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** Public Works

**STAFF CONTACT:** Mary Jaeger / Beth Wright

**SUBJECT:** Report on authorization of the 135<sup>th</sup> Street and Pflumm Road Geometric Improvements Project, PN 3-C-110-20.

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### ITEM DESCRIPTION:

Report on the authorization of the 135<sup>th</sup> Street and Pflumm Road Geometric Improvements Project, PN 3-C-110-20.

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### SUMMARY:

This project is needed to improve capacity, reduce delays and increase safety at the intersection. This project will include dual left turn lanes for all directions of traffic and right turn lanes for three of four directions; westbound traffic has an existing right turn lane. Additional improvements include filling gaps in the sidewalk along 135<sup>th</sup> Street which will improve safety and connectivity with California Trails Middle School. This is a joint project with the City of Overland Park that will be administered by the City of Olathe.

48 accidents occurred at this intersection between 2017 and 2019 resulting in a crash rate of 11.66 crashes per 10 million vehicles entering the intersection (10-12 is average). Average daily traffic volume at the intersection is 37,600 vehicles. The addition of the turn lanes will reduce intersection delay by approximately 14.8 hours per day, primarily in the PM peak hour (reduction of 4.6 hours for eastbound traffic and 8.2 hours for southbound traffic). Improved travel time and reduced congestion is consistently identified as a top priority in the Direction Finder's Survey.

The estimated cost for these improvements is \$3,870,000. This includes preliminary and final design, utility relocations, land acquisition, staff time, inspection and construction.

The project has been awarded federal Congestion Mitigation and Air Quality (CMAQ) program funds, through the Mid-America Regional Council's (MARC) competitive funding process, in the amount of \$1,200,000 for construction of the project. CMAQ funds are only awarded to transportation projects that improve air quality. Overland Park will be responsible for 40% of the cost to design, administer and construct the project. Overland Park will be responsible for acquisition of land within their city limits for the project and the estimated cost to do so is not included in the proposed project budget.

This project is tentatively scheduled for design in 2020, land acquisition in 2020/2021, utility relocations in 2021 and construction in 2022.

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### FINANCIAL IMPACT:

Project funding for 135<sup>th</sup> Street and Pflumm Road Geometric Improvements Project includes:

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**MEETING DATE:** 3/3/2020

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Federal CMAQ Funds	\$1,200,000
Overland Park	\$ 844,000
<u>GO Bonds</u>	<u>\$1,826,000</u>
<b>Total</b>	<b>\$3,870,000</b>

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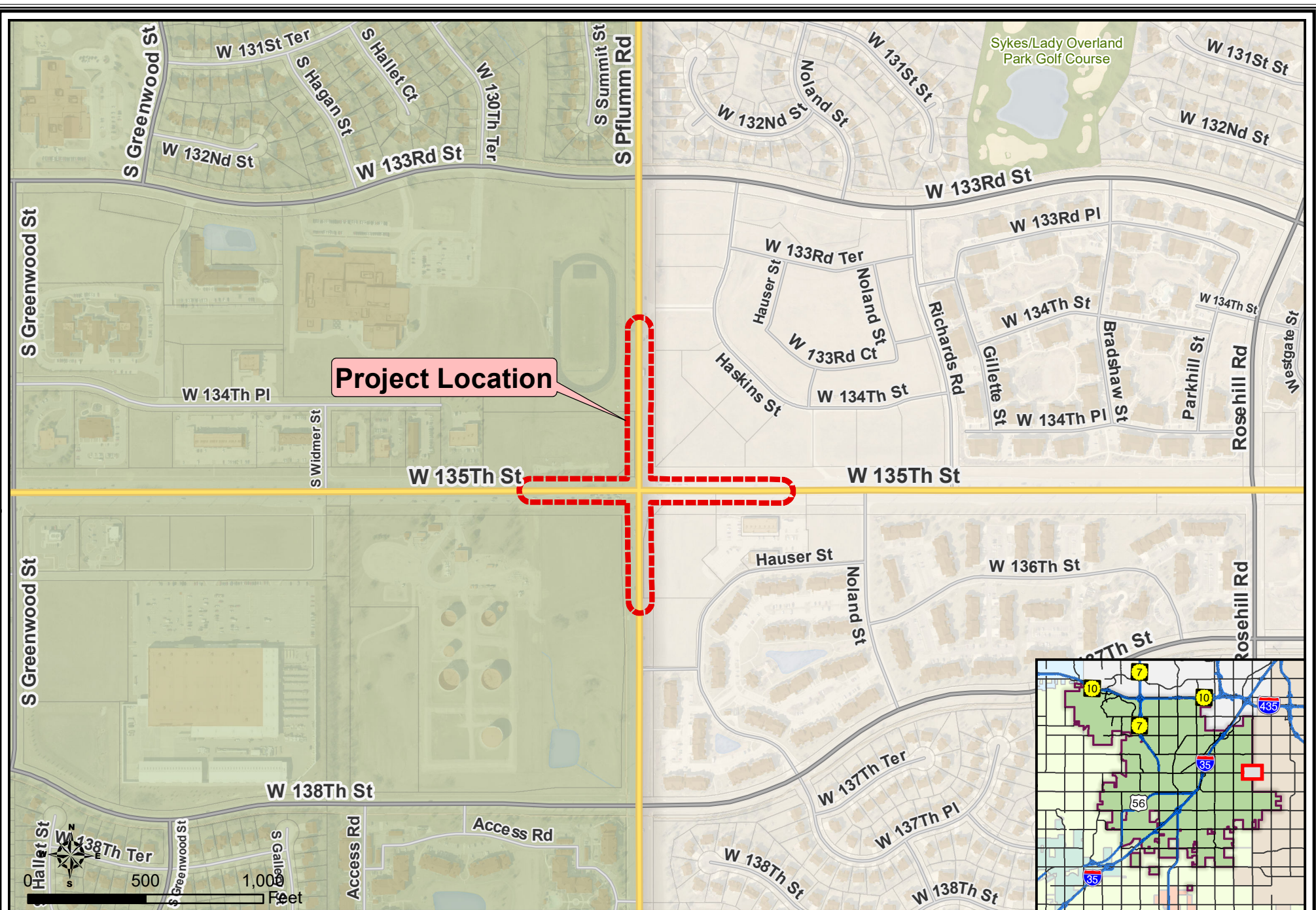
**ACTION NEEDED:**

No action is requested at this time. Staff will return to Council on March 17 to request approval to authorize the project.

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**ATTACHMENT(S):**

- A. Project Location Map
- B. Project Fact Sheet
- C. CIP Sheet



**135th Street and Pflumm Road Geometric Improvements**  
**3-C-110-20**  
**Project Location Map**



User: jaredmd  
 Date: 01/31/2020







**Project Fact Sheet**  
**135<sup>th</sup> Street and Pflumm Road**  
**Geometric Improvements**  
**3-C-110-20**  
**March 3, 2020**

**Project Manager:** Beth Wright / Scott Ward

**Description:** This project will include dual left turn lanes for all directions of traffic and right turn lanes for three of four directions; westbound traffic has an existing right turn lane. Additional improvements include filling gaps in the sidewalk along 135<sup>th</sup> Street which will improve safety and connectivity with California Trails Middle School.

**Justification:** This project will improve capacity, reduce delays and increase safety at the intersection.

**Comments:** This project has received Congestion Mitigation Air Quality funds from MARC which will provide \$1,200,000 for construction. This is also a joint project with the City of Overland Park. They will be responsible for 40% of the design, utility relocation, staff time, inspection and construction costs.

<b>Schedule:</b>	<b>Item</b>	<b>Date</b>
Design:	RFQ	09/27/2019
	Consultant Selection	03/17/2020
Land Acquisition:		Fall 2020 – estimate
Utility Relocation:		Summer 2021 – estimate
Construction:	Bid Award	Spring 2022 – estimate
	Completion	Fall 2022 – estimate
<b>Council Actions:</b>	<b>Date</b>	<b>Amount</b>
Approved in CIP	2019-2023	\$2,445,000
Funding Application (MARC - CMAQ)	03/20/2018	\$1,200,000
Project Authorization Report	03/03/2020	N/A
Project Authorization		
Professional Service Agreement		
Interlocal Agreement		
Land Acquisition		
Utility Relocation and Reimbursement Agreements		
Accept Bid/Award Contract		
<b>Funding Sources:</b>	<b>Amount</b>	<b>CIP Year</b>
Federal (CMAQ)	\$1,200,000	2022
City of Overland Park	\$ 844,000	2022
GO Bonds	\$1,826,000	2023

<b>Expenditures:</b>	<b>Budget</b>	<b>Amount to Date</b>
Design	\$ 360,000	\$0
Land Acquisition	\$ 160,000	\$0
Staff	\$ 75,000	\$0
Inspection	\$ 75,000	\$0
Utilities	\$ 300,000	\$0
Construction	\$2,500,000	\$0
<u>Contingency</u>	<u>\$ 400,000</u>	<u>\$0</u>
<b>Total</b>	<b>\$3,870,000</b>	<b>\$0</b>

## Capital Improvement Plan Projects

2019 *thru* 2023

## City of Olathe, Kansas

Project # 3-C-110-XX  
 Project Name 135th and Pflumm Geometric Improvements

Type Improvement Department Public Works  
 Category Geometric Improvements Contact Nate Baldwin



Description Total Project Cost: \$2,445,000

This project will include right turn lanes and dual left turn lanes for eastbound and southbound traffic. The City of Olathe is working with the City of Overland Park on an Agreement to add right turn lanes and dual left turn lanes for westbound and northbound traffic so as to improve the entire intersection. The City of Olathe will be applying for federal funding (CMAQ) for construction in 2022.

## Justification

This project will improve capacity, reduce delays and increase safety at the intersection. Intersection ADT = 39,000 vpd; Crashes = 32 (2016-2017); Crash Rate = 11.24 crashes per 10 million entering vehicles (10-12 is average).

Expenditures	2019	2020	2021	2022	2023	Total
Construction				1,200,000		1,200,000
Utilities			300,000			300,000
Contingency		25,000	75,000	250,000		350,000
Design		100,000	50,000	30,000		180,000
Inspection			15,000	30,000		45,000
Staff		20,000	20,000	20,000		60,000
Inflation		10,000	50,000	250,000		310,000
<b>Total</b>		<b>155,000</b>	<b>510,000</b>	<b>1,780,000</b>		<b>2,445,000</b>

Funding Sources	2019	2020	2021	2022	2023	Total
GO Bonds 10 yr					2,445,000	2,445,000
Temporary Notes		155,000	510,000	1,780,000	-2,445,000	0
<b>Total</b>		<b>155,000</b>	<b>510,000</b>	<b>1,780,000</b>	<b>0</b>	<b>2,445,000</b>

## Budget Impact/Other

General maintenance costs will increase due to the additional pavement area.

Budget Items	2019	2020	2021	2022	2023	Total
Maintenance					1,500	1,500
<b>Total</b>					<b>1,500</b>	<b>1,500</b>





# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 3/3/2020

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**DEPARTMENT:** Legal

**STAFF CONTACT:** Ron Shaver; Daniel Yoza

**SUBJECT:** Discussion regarding proposed amendments to Resolution No. 16-1008, City Council Policy CC-3 - Time Allocations for Speakers at Public Meetings of the Olathe City Council.

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**ITEM DESCRIPTION:** Discussion regarding proposed amendments to Resolution No. 16-1008, City Council Policy CC-3 - Time Allocations for Speakers at Public Meetings of the Olathe City Council.

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**SUMMARY:**

Staff was requested to update City Council Policy CC-3 (Resolution 16-1008) (the "Policy") regarding Time Allocations for Speakers at Public Meetings of the Olathe City Council.

The proposed amendments to the Policy (Attachment A) include re-naming the Policy "Time Allocations and Rules of Conduct at City Council Meetings". The amendments to the Policy are designed to create a fair, efficient, and civil process for members of the public to address the Governing Body. Staff has amended the Policy to 1) distinguish between speaking at public hearings and speaking on general issues or concerns, and 2) establish rules of conduct for speakers and audience members.

Section One describes the process for signing up to speak at public hearings on the Governing Body's agenda. Individual speakers must sign up at least 1/2 hour prior to the meeting and will be afforded up to 5 minutes to address the Governing Body regarding the subject of the public hearing.

Section Two describes the process for signing up to speak regarding general issues or concerns. Speakers must sign up at least 1/2 hour prior to the meeting. Speakers will be called in the order they sign up and will be afforded up to 3 minutes to address the Governing Body. The total time is limited to 30 minutes. If many people sign up to speak, the time will be allocated fairly within the 30 minutes allotted by the Governing Body.

Section Three establishes rules of conduct for speakers and audience members. Subsection (A) states the Council expectation that speakers will be civil and respectful and should avoid personal attacks, name calling, and inflammatory language. Subsection (B) describes conduct which may result in being removed from the meeting. This includes obscene language or gestures which disrupt the meeting, noisemaking which disrupts the meeting, or use of signs or placards of any kind which disrupt the meeting.

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**FINANCIAL IMPACT:**

None

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**ACTION NEEDED:**

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**MEETING DATE:** 3/3/2020

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Accept the Report. Unless otherwise directed by the City Council, staff will prepare the Policy Resolution for formal consideration on March 17, 2020.

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**ATTACHMENT(S):**

A: Resolution No. 19-XXXX - Council Policy CC-3 - Time Allocations and Rules of Conduct at City Council Meetings.

<b>CITY OF OLATHE</b>	Policy No.: CC-3
<b>COUNCIL POLICY STATEMENT</b>	Date Issued: <del>1-19-16</del> <u>-2020</u>
General Scope: City Council	Effective Date: <del>1-19-16</del> <u>-</u> <u>2020</u>
Specific Subject: Time Allocations <a href="#">and Rules of Conduct</a> for Speakers at Public Meetings of the Olathe City Council	Cancellation Date: <a href="#">Until Repealed</a>
	Supersedes No.: Listed Below

Purpose:

To set forth the general public policy objectives of the city by establishing time allocations [and rules of conduct](#) for speakers at public meetings before the Olathe City Council.

Statement of Policy:

The statement of policy is hereby incorporated with Resolution No. ~~16-1008~~ [20-XXXX](#).

Previous policy for Time Allocations for Speakers at Public Meetings of the Olathe City Council were established with Resolution No. [16-1008](#), [and](#) 03-1034 and amendment by 03-1124. The previous statement of policy for CC-3 addressed Olathe City Council Committees – Rules and Procedures was repealed with Resolution 99-1040. Establishment of previous City Council Committees and related rules and procedures were incorporated with Resolutions [No. 16-1008](#), 98-1080, 98-1029, 98-1014, 97-1062 and 95-1041.

## RESOLUTION NO. ~~16-1008~~ 20-XXXX

**WHEREAS**, Section 2.9 of Charter Ordinance No. ~~62~~76 provides for Governing Body Rules of Procedure; and

**WHEREAS**, the Governing Body has determined that additional procedures are needed to ensure fair, ~~and~~ efficient, and civil meetings; and

**WHEREAS**, the Governing Body wishes to state its expectations of conduct for speakers at meetings of the Governing Body; and

**WHEREAS**, the Governing Body desires that meetings be conducted in an ethical, civil, respectful, and cordial manner; and

**WHEREAS**, the Governing Body ~~of~~ wants to ensure that ~~all~~ interested parties have an opportunity to be heard at meetings of the Governing Body; ~~and~~.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:**

### **SECTION ONE – PUBLIC HEARING ITEMS:**

(A) Persons wanting to address the Governing Body at a public hearing on the Governing Body's meeting agenda will place their name on the public hearing speaker list prior to the meeting by personally signing ~~it the list(s), or,~~ via telephone, e-mail, or written correspondence ~~of facsimile to the City Clerk's Office prior to the public meeting.~~ The City Clerk will maintain the public hearing speaker list and will post the list not later than one-half (1/2) hour prior to the beginning of the Governing Body meeting.

~~**SECTION TWO: The**~~ (B) Speakers will be called in the order they appear on the list for each public hearing topic. Persons unable to place their name on the public hearing speaker's list(s) may be allowed to address the Governing Body after recognition by the Mayor or the meeting chair.

### **SECTION THREE:**

(C) Persons who place their name on the public hearing speaker list in order wanting to address the Governing Body in support ~~of an agenda item~~ or in opposition of an agenda item related to the same public hearing will be allocated five (5) minutes to address the Governing Body.

(D) The Mayor or the meeting chair may limit immaterial, unnecessary, or redundant comments or presentations or may further limit or adjust the allocation of time per speaker in the interest of allowing the Governing Body to conduct its business in a fair and efficient manner. ~~The Mayor or the meeting chair has the discretion to increase or decrease the amount of time allocated to the spokesperson and/or other interested parties.~~

#### **SECTION ~~FOUR~~ TWO – GENERAL ISSUES OR CONCERNS:**

(A) Persons wanting to address the Governing Body for general issues or concerns which do not pertain to an item on the Governing Body's meeting agenda ~~are not under consideration as an agenda item for consideration by the Governing Body~~ will place their name on the general issues or concerns speaker list prior to the meeting by personally signing the list, or via telephone, e-mail, or written correspondence to the City Clerk's Office. The City Clerk will maintain the general issues or concerns speaker list and will post the list not later than one-half (1/2) hour prior to the beginning of the Governing Body meeting.

(B) Speakers will be called in the order they appear on the general issues or concerns speaker list. Persons whose names do not appear on the general issues or concerns speaker list will not be recognized to speak. Speakers will be allocated no more than ~~five (5)~~ three (3) minutes to address the Governing Body regarding general issues or concerns. The total time limit for all speakers wanting to address the Governing Body for general issues or concerns is thirty (30) minutes.

(C) The Mayor or the meeting chair may limit redundant comments or presentations or may further limit the allocation of time per speaker so that everyone who wishes to address the Governing Body regarding general issues or concerns has an opportunity within the thirty (30) minutes allotted by the Governing Body. ~~The Mayor or meeting chair has the discretion to increase or decrease the amount of time allocated to individuals and/or the total time limit.~~

~~**SECTION FIVE:** The Mayor or the meeting chair may limit immaterial, unnecessary or redundant comments and/or presentations. If an extensive number of persons in the audience have indicated they want to address the Governing Body, then the Mayor or the meeting chair may limit the time allocated to each speaker, so that everyone has an opportunity to address the Governing Body.~~

**SECTION THREE – RULES OF CONDUCT:**

(A) Speakers and audience members in attendance at meetings of the Governing Body are expected to conduct themselves in a civil and respectful manner. Speakers and audience members should refrain from personal attacks against any individuals, name calling, and inflammatory language.

(B) The following conduct by speakers or audience members may result in being removed from the meeting at the request of the Mayor or meeting chair:

(1) Use of obscene language or gestures which disrupt the meeting;

(2) Yelling, shouting, chanting, clapping, stomping, or any other noisemaking which disrupts the meeting; or

(3) Use of signs or placards of any kind in any manner which disrupts the meeting.

**SECTION SIX** Resolution No 16-1008 is hereby repealed.

**SECTION SEVEN:** This Resolution shall take effect immediately.

**ADOPTED** by the Governing Body this \_\_\_\_ day of \_\_\_\_\_, 2020.

**SIGNED** by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

**ATTEST:**

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City Clerk

(SEAL)

**APPROVED AS TO FORM:**

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City Attorney