



City of Overland Park Mayor and Council

Monday, December 4, 2023
7:30 PM

City Hall - 8500 Santa Fe Drive, Council Chamber

View a live stream of this meeting at opkansas.civicweb.net

Please silence cell phones while the meeting is in progress.

Mayor Curt Skoog

Council President Jim Kite

Richard Borlaza
Melissa Cheatham
Jeff Cox
Holly Grummert

Logan Heley
Drew Mitrisin
Scott Mosher
Chris Newlin

Sam Passer
Gregg Riess
Inas Younis

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OATH OF OFFICE

1. Oath of Office - Councilmembers.

OPEN PUBLIC COMMENT PERIOD

The Open Public Comment Period will be conducted for a maximum of 30 minutes.

Persons wishing to speak during the Open Public Comment Period should register by 3 p.m. in advance of the meeting using [this form](#). Each speaker will have one 3-minute speaking opportunity.

Speakers are required to follow the Code of Conduct for Public Comments.

Individuals may submit written comments by 3 p.m. in advance of the meeting using [this form](#).

PUBLIC HEARING

MAYOR CURT SKOOG

2. Reappointments to the Planning Commission:
 - Kim Sorensen - Term 12-08-2023 to 12-08-2026
 - Thomas A. Robinett - Term 12-08-2023 to 12-08-2026
3. Reappointments to the Legacy of Greenery Committee:

- Janie Thacker - Term 10-02-2023 to 10-02-2025
- Stephen Smalley - Term 11-07-2023 to 11-07-2025

4. Reappointment to the Environmental Advisory Council:

- Ishita Banerjee - Term 1-1-2024 to 12-31-2026

COUNCIL PRESIDENT JIM KITE

CITY MANAGER LORI CURTIS LUTHER

CONSENT AGENDA

Finance, Administration and Economic Development - Staff Report

5. Expenditure Ordinance No. 11A - Outlining the expenditures from the General Operating Fund and the Capital Projects Fund for October 27 through November 9, 2023.
- [Expenditure Ordinance No. 11A](#)
6. Expenditure Ordinance No. 11B - Outlining the expenditures from the General Operating Fund and the Capital Projects Fund for November 10 through November 23, 2023.
- [Expenditure Ordinance No. 11B](#)

REGULAR AGENDA

Community Development - Committee Report

Logan Heley, Chair

Sam Passer, Vice Chair; Melissa Cheatham; Jim Kite; Chris Newlin, Gregg Riess

Community Development - Planning & Development Services - Staff Report

Director, Planning & Development Services

Leslie Karr

Community Development - Parks & Recreation - Staff Report

Director, Parks & Recreation

Jermel Stevenson

Public Safety – Committee Report

Holly Grummert, Chair

Melissa Cheatham, Vice Chair; Richard Borlaza; Scott Mosher, Chris Newlin, Inas Younis

7. Announcement - Public Safety Committee meeting will be held at 7:00 p.m. on December 13, 2023, in the Council Chambers.

Public Safety - Police Department - Staff Report

Interim Chief of Police
Simon Happer

Public Safety - Fire Department - Staff Report

Fire Chief
Alan Long

Public Works – Committee Report

_____, Chair
Scott Mosher, Vice Chair; Jeff Cox; Logan Heley; Jim Kite, Drew Mitrisin, Inas Younis

Public Works – Staff Report

Director, Public Works
Lorraine Basalo

Finance, Administration and Economic Development - Committee Report

_____, Chair
_____, Vice Chair; Richard Borlaza, Jeff Cox; Holly Grummert; Drew Mitrisin, Sam Passer, Gregg Riess

Finance, Administration and Economic Development - Staff Report

Deputy City Manager
Kristy Cannon Stallings

ECONOMIC DEVELOPMENT PUBLIC-PRIVATE PARTNERSHIP PROJECTS

Economic Development Public-Private Partnership Projects - Regular Agenda

8. Ordinance No. B-3440 - Authorizing the City to issue Federally Taxable Private Activity Bonds, Series 2023, in the principal amount not to exceed \$51,500,000 for the purpose of financing the acquisition of construction materials, equipment, and furnishings of a commercial facility and authorizing the execution of certain documents in connection with the issuance of the Bonds (City Place Corporate Centre IV EDRB Project).

Trust Indenture - BOKF, N.A., Kansas City, Missouri.

Base Lease Agreement - CityPlace Corporate Centre IV Investors, LLC; Block III CityPlace IV, LLC; and Juban CityPlace IV, LLC.

Lease Agreement - CityPlace Corporate Centre IV Investors, LLC; Block III CityPlace IV, LLC; and Juban CityPlace IV, LLC..

Bond Purchase Agreement - CityPlace Corporate Centre IV Investors, LLC; Block III CityPlace IV, LLC; and Juban CityPlace IV, LLC.

Guaranty of Payment-in-Lieu-of-Taxes Agreement - Burlington Associates, L.L.C.

Payment-in-Lieu-of-Taxes Agreement – CityPlace Corporate Centre IV Investors; Juban CityPlace IV, LLC; Block III CityPlace IV, LLC; and WellSky Corporation.

- [Council Staff Report - Html](#)
- [Ordinance No. B-3440](#)
- [Trust Indenture - BOKF, N.A. \(CityPlace Corporate Centre IV\)](#)
- [Base Lease Agreement - City Place Corporate Centre IV](#)
- [Lease Agreement - City Place Corporate Centre IV](#)
- [Bond Purchase Agreement - CityPlace Corporate Centre IV](#)
- [Guaranty Agreement - Burlington Associates, LLC \(CityPlace Corporate Centre IV\)](#)
- [Payment-in-Lieu-of-Taxes Agreement - CityPlace Corporate Centre IV](#)
- [Summary of PILOT Agreement - CityPlace Corporate Centre IV](#)

RECOMMENDATIONS FROM THE PLANNING COMMISSION

Director, Planning & Development Services
Leslie Karr

Executive Session - For consultation with an attorney for the City which would be deemed privileged in an attorney-client relationship pursuant to K.S.A. 75-4219(b)(2).

Planning Commission - Consent Agenda

9. Acceptance of Right-of-Way - Final Plat No. PLT2023-00055 - Bietigheim-Bissingen Park - Vicinity of the northeast corner of 159th Street and Quivira. Application made by the City of Overland Park. The Planning Commission approved this item on November 13, 2023, by a vote of 10 to 0. (Related Case No. PLT2023-00054)
 - [Staff Report](#)
 - [Maps](#)
10. Revised Preliminary Plan No. PDP2023-00029 - Stanley Square Shopping Center - Vicinity of the northwest corner of 151st Street and U.S. 69 Highway. Application made by Stanley Square, LLC. The Planning Commission approved this item on November 13, 2023, by a vote of 10 to 0. (Related Case No. REZ2005-00026)
 - [Staff Report](#)
 - [Maps](#)
11. DFD Certificate of Conformity No. DEV2023-00061 - McCarthy Honda - 7979 Metcalf. Application made by WRL Investments, LP. The Planning Commission approved this item on November 13, 2023, by a vote of 10 to 0.
 - [Staff Report](#)
 - [Maps](#)
 - [Deviation Request Response](#)
12. Special Use Permit No. SUP2023-00018 - 7801 West 119th Street. A special use permit is requested for a 10-year period of time to allow a dog daycare and animal boarding. This property is currently zoned CP-2, Planned General Business District. Application made by 2 Dogs Real Estate Holdings, LLC. The Planning Commission approved this item on November 13, 2023, for a 10-year period of time, by a vote of 10 to 0. Ordinance No. Z-4311
 - [Staff Report](#)
 - [Maps](#)

- [Ordinance No. Z-4311](#)
- [Criteria for Rezoning and Special Use Permits](#)

13. Special Use Permit No. SUP2023-00023 - 8501 West 95th Street. A special use permit is requested for a one-year period of time to allow a temporary storage building. This property is currently zoned CP-2, Planned General Business District. Application made by Hy-Vee, Inc. The Planning Commission approved this item on November 13, 2023, for a one-year period of time, by a vote of 10 to 0. Ordinance No. Z-4312
 - [Staff Report](#)
 - [Maps](#)
 - [Ordinance No. Z-4312](#)
 - [Criteria for Rezoning and Special Use Permits](#)
14. Rezoning No. REZ2023-00013 - Vicinity of the southeast corner of Cody and Quivira. Rezoning is requested from CP-O, Planned Office Building District, to CP-2, Planned General Business District, to allow a drive-thru restaurant. Application made by Bluemont Group, LLC. The Planning Commission approved this item on November 13, 2023, by a vote of 9 to 0. Ordinance No. Z-4309
 - [Staff Report](#)
 - [Maps](#)
 - [Ordinance No. Z-4309](#)
 - [Criteria for Rezoning and Special Use Permits](#)

Planning Commission - Regular Agenda

15. Rezoning No. REZ2023-00014 - 18514 Metcalf. Rezoning is requested from RUR-J, Rural District, Johnson County, to RP-OS, Planned Open Space Single-Family Residential District, to allow single-family development. Application made by Grata Development, LLC. The Planning Commission approved this item on November 13, 2023, by a vote of 10 to 0. Ordinance No. Z-4310 (A valid protest petition has been submitted)
 - [Staff Report](#)
 - [Maps](#)
 - [Neighborhood Meeting Minutes](#)
 - [Ordinance No. Z-4310](#)
 - [Criteria for Rezoning and Special Use Permits](#)

OLD BUSINESS

NEW BUSINESS

16. Mid-America Regional Council Report
Holly Grummert, Councilmember

If you need accommodations for the meeting, or the live video stream of the meeting, call 913-895-6155 (Kansas Relay Service 1-800-766-3777). Please give 48 hours' notice.