



**City of Olathe City Council
100 E. Santa Fe | Council Chamber
Tuesday | October 7, 2025 | 7:00 PM**

Fire Department Update - 6:00 PM - City of Governors

1. CALL TO ORDER

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

Others in attendance were City Manager, Michael Wilkes, Deputy City Manager, Susan Sherman, and City Attorney, Ron Shaver.

Mayor Bacon acknowledged the passing of Assistant City Attorney, Rachelle Breckenridge, and extended condolences to her family.

2. PLEDGE OF ALLEGIANCE

3. SPECIAL BUSINESS

A. Proclamation recognizing Oct. 5-11 as Fire Prevention Week.

Mayor Bacon read the proclamation and presented it to Olathe Fire Public Education Specialist, Abby Weyand. Ms. Weyand thanked the Mayor and Council for the recognition and shared more about fire prevention activities in the Olathe community.

B. Proclamation recognizing October as Disability Employment Awareness Month.

Mayor Bacon read the proclamation and presented it to Forrest Austin, a member of the Persons with Disabilities Advisory Board. Mr. Austin accepted the proclamation and thanked the Mayor and Council.

4. PUBLIC HEARINGS

A. Public Hearing and Consideration of Resolution No. 25-1084 on a request by Lineage Logistics, LLC and assigns for a master resolution tax abatement and issuance of industrial revenue bonds and tax phase-in for the development and construction of a 450,000 square foot refrigerated warehouse facility at the northeast corner of Lone Elm Road and 175th Street.

Mayor Bacon opened the public hearing.

Mike Hibit, Jeff Walters, and Janice Walters each expressed concerns for this development and the incentives proposed.

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

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

Motion by Vogt, seconded by Gilmore, to approve Resolution No. 25-1084. The motion carried by the following vote:

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

No: Schoonover, and Essex

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 council member requests that an item be removed from the consent agenda and considered separately.

Approval of the Consent Agenda

Councilmember Schoonover asked for items G, H and K to be removed and considered separately.

Councilmember Vogt asked for item N to be removed and considered separately.

Motion by Vogt, seconded by Gilmore, to approve the Consent Agenda with the exception of items G, H, K, and N. The motion carried by the following vote:

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

- A. Consideration of approval of the City Council meeting minutes of the September 16, 2025 meeting.
approved.
- B. Consideration of renewal license(s) as recommended by the City Clerk.
approved.
- C. Consideration of an Expense Report for City Manager Michael Wilkes for expenses incurred to attend an LKM meeting.
approved.
- D. Consideration of a Spend Authorization for City Manager Michael Wilkes to attend an Alliance For Innovation meeting on November 13

- and 14.
approved.
- E.** Consideration of Spend Authorization for Mayor Bacon and Councilmembers Vogt and Felter to travel to a National League of Cities conference in November 2025.
approved.
- F.** Consideration of a Cooperative Agreement for Public Improvements regarding the Park 169 development project with Blue Springs Safety Storage South, LLC.
approved.
- G.** Consideration of Resolution No. 25-1085 on a request by Commercial Reposition Partners 17, LLC and assigns for a master resolution tax abatement and issuance of industrial revenue bonds and tax phase-in for the development and construction of a business park. The project will entail approximately 2,200,000 square feet of flex office and industrial facilities and 60,000 square feet of commercial space on a total of 145.78 acres located at the northeast corner of Lone Elm Road and 175th Street.
Councilmember Schoonover asked for clarification regarding the roadway improvements to support the development in this area. Nate Baldwin, City Engineer, said there are projects planned for mill and overlay on Lone Elm. He also said as 175th is being monitored for future needs. Mr. Schoonover asked if they anticipated there being additional truck traffic in this area and Mr. Baldwin said yes.

Councilmember Felter asked if parking for trucks was being addressed and Mr. Baldwin said it was. He said this particular development had additional parking on site.

Councilmember Gilmore asked about the process for these improvements and how the development would contribute. Mr. Baldwin said there are improvements associated with the development that they are required to complete and there are also excise taxes associated. He also said there were ongoing cost sharing conversations with the County regarding this area.

Motion by Vogt, seconded by Gilmore, to approve Resolution No. 25-1085. The motion carried by the following vote:

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

No: Schoonover, and Essex

- H. Consideration of Resolution of Intent No. 25-1086 on behalf of Aspen Funds, LLC and assigns for a request for a master resolution for industrial revenue bonds and tax phase-in for the construction of twelve buildings totaling approximately 2,281,488 SF on approximately 150 acres located in the southwest corner of Hedge Lane and 175th St. Councilmember Schoonover said the prior discussion had answered his questions on this item.

Motion by Vogt, seconded by Gilmore, to approve Resolution of intent No. 25-1086. The motion carried by the following vote:

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

No: Schoonover, and Essex

- I. Request for the acceptance of the dedication of the land for public easements for a final plat and public street right-of-way for Stonebridge South, Second Plat (FP25-0023), containing thirty-five (35) lots on approximately 10.80 acres, located southeast of W. 168th Terrace and S. Ridgeview Road. Planning Commission approved the plat 6 to 0. approved.

- J. Consideration of Consent Calendar.
approved.

- K. Consideration of Change Order 03 with Kaw Roofing and Sheet Metal, Inc. for interior roof drain plumbing and metal deck replacement of the City Hall Environmental Systems Renovation and Roof project, PN 6-C-016-19.

Councilmember Schoonover asked for more information regarding this continued work on the City Hall roof and the anticipated completion. Zach Hardy, Infrastructure Deputy Director, said there was additional damage to the roof that was not seen when the project was first bid. He said they anticipated the majority of the work being completed by the end of October.

Motion by Vogt, seconded by Gilmore, to approve change order 3. The motion carried by the following vote:

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

- L. Consideration of Resolution No. 25-1087 authorizing the 159th Street, Brougham to Black Bob, Improvements Project, PN 3-C-003-25; and amending Resolution 25-1005.
approved.

- M. Consideration of Professional Services Agreement with Olsson Inc. for design of the 159th Street, Brougham to Black Bob, Improvements

- Project, PN 3-C-003-25.
approved.
- N.** Consideration of Engineer's Estimate, acceptance of bids and award of contract to Denton Excavating dba Midland Wrecking for demolition of buildings associated with the Santa Fe, Ridgeview to Mur-Len, Improvements Project, PN 3-C-025-18.
- Councilmember Vogt wanted staff to share additional information regarding this project. Nate Baldwin, City Engineer, said there would be minimal impact to travel in this area, but it will be the first of the actual work for this project. Ms. Vogt said it is an exciting project and looking forward to when it is completed in 2029. Mr. Baldwin shared a few additional pieces of information regarding the timeline and when residents could begin to see actual road work. Ms. Vogt asked about the website page and Mr. Baldwin said the public could access regular updates.
- Councilmember Schoonover said he would encourage staff to post information in the area providing information for people to better understand the construction in the area.
- Motion by Vogt, seconded by Gilmore, to approve item N. The motion carried by the following vote:
- Yes:** Felter, Vakas, Essex, Bacon, Vogt, Gilmore, and Schoonover
- O.** Consideration of an Agreement with Infrastructure Solutions LLC for design-build services for the Kansas Ave & Poplar St Waterline Rehabilitation, PN 5-R-001-25, the Cherry St Waterline Rehabilitation, PN 5-R-003-25, and the Town of Olathe Block 46 Sanitary Sewer Rehabilitation Projects, PN 1-R-101-25.
approved.
- P.** Consideration of an Agreement with the Kansas Department of Transportation (KDOT) for funding the US-169/K-7 Corridor Management Plan.
approved.
- Q.** Consideration of amendment to increase the spending authority for contract with KA-Comm, inc. for the purchase of Harris radio equipment and accessories for the Police and Fire Departments.
approved.
- R.** Consideration of purchasing IT infrastructure equipment from ConvergeOne.

approved.

- S. Consideration of purchasing IT infrastructure equipment from ConvergeOne.

approved.

- T. Consideration of purchasing IT infrastructure equipment from Prescriptive.

approved.

6. NEW BUSINESS

- A. Consideration of Charter Ordinance No. 84 regarding transient guest tax.

Motion by Vogt, seconded by Gilmore, to approve Charter Ordinance No. 84. The motion carried by the following vote:

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

- B. Consideration of Ordinance No. 25-34 (VAC25-0002), requesting approval to vacate drainage easements and public utility easements for QuikTrip, located at 14904 W. 119th Street. Planning Commission recommends approval 6 to 0.

Motion by Vogt, seconded by Gilmore, to approve Ordinance No. 25-34. The motion carried by the following vote:

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

- C. Consideration of Ordinance No. 25-35 requesting approval to annex approximately 55.92 acres, located at the northwest corner of 175th Street and Woodland Road (ANX24-0005).

Motion by Vogt, seconded by Gilmore, to approve Ordinance No. 25-35. The motion carried by the following vote:

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

- D. Consideration of Ordinance No. 25-36 regarding the creation of a community improvement district and the levy of a community improvement district sales tax pursuant to K.S.A. 12-6a26 et seq. (the Lone Elm & 175th Street CID).

Motion by Vogt, seconded by Gilmore, to approve Ordinance No. 25-36. The motion carried by the following vote:

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

No: Schoonover, and Essex

- E. Consideration of Resolution No. 25-1088 and Ordinance No. 25-37

authorizing the issuance, delivery, form and details of Water and Sewer System Improvement Revenue Bonds, Series 2025.

Jamie Robichaud, Director of Economy, provided a presentation to the Council.

Motion by Vogt, seconded by Gilmore, to approve Resolution No. 25-1088 and Ordinance 25-37. The motion carried by the following vote:

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

F. Consideration of Resolution No. 25-1089 and Ordinance No. 25-38 authorizing the issuance, delivery, form and details of Stormwater System Improvement Revenue Bonds, Series 2025.

Motion by Vogt, seconded by Gilmore, to approve Resolution No. 25-1089 and Ordinance No. 25-38. The motion carried by the following vote:

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

7. GENERAL ISSUES AND CONCERNS OF CITIZENS

Kate Guimbellot, an Olathe resident, spoke about the continued flooding in College Meadows.

Rayane Cook, an Olathe resident, spoke about the continued flooding in College Meadows.

J. Ryne Jackson, an Olathe resident, spoke about the continued flooding in College Meadows.

8. CONVENE FOR PLANNING SESSION

If report items are present, they have been prepared for informational purposes and will be accepted as presented. There will be no separate discussion unless a Councilmember requests that a report be removed and considered separately.

A. REPORTS

- 1.** Report on amending Unified Development Ordinance Section 18.50.190 pertaining to signs and Olathe Municipal Code 12.10.050 pertaining to signs in the public right-of-way.
Report accepted.
- 2.** Report on 2024 external financial audit and Annual Comprehensive Financial Report
Mayor Bacon asked for an explanation on the reason the report

was delayed.

Jamie Robichaud, Economy Director, explained that the delay was due to transitioning to the new Workday financial system as well as staff turnover.

B. DISCUSSION ITEMS

1. Discussion on the status of the Kansas Department of Transportation's (KDOT) Lone Elm & K-10 Interchange Project. Steve Rockers, KDOT Project Manager, and Josh Woolard with HNTB, provided a presentation to the Council.

Councilmember Essex asked why they had decided to do an interchange and not an overpass. Mr. Woolard said they believed an interchange would perform better to redistribute traffic. Ms. Essex asked about the financing for the project. Mr. Rockers said that Lenexa is paying 2/3 and KDOT 1/3.

Councilmember Schnoover said he believed not many people would like the project . He asked why the project is needed. Mr. Rockers said that it becomes a pressure relief valve. Mr. Schoonover asked how that overrides safety concerns. Mr. Rockers said they are aware of the concerns and they are working on finding reasonable solutions. He said they do believe the interchange is a safe improvement. Mr. Woolard said KDOT is working with the City to make improvements to the South of K-10. He said this is a priority of Lenexa and said they are bringing funds to the project but believes it will bring improvements to K-10. Mr. Schoonover reiterated that he doesn't believe this is needed and thought this project wouldn't move forward without both communities in agreement.

Steven Cross, the previous project manager for KDOT, said at one time there were discussions that they would not move forward without both cities agreeing. Mr. Cross said they were tasked with looking at the data for traffic and they believe the interchange would be a good idea. He said that the City does

not have to connect.

Councilmember Felter asked questions about the noise wall on the Lenexa side and not on the Olathe side. Mr. Woolard said there is criteria for qualifications to have a noise wall constructed. She also asked additional questions about the funding offered by KDOT and Mr. Woolard said he was not aware of what the financial discussions have been. Dr. Felter also asked about the timeline for other improvements on K-10 and K-7 and Mr. Woolard said he was unsure about the specific timing. Dr. Felter said she believed the highest priority should be to address the needs on K-10 and not build an interchange. Dr. Felter said the traffic by Olathe South and potential traffic at this location is not comparable.

Councilmember Vakas said he appreciated the design taking only a small amount of property. He asked if the City of Olathe could do nothing and Mr. Cross said yes, but recommended they connect the walking and biking trails. He then asked about other improvements and Mr. Cross said Claire Road was ruled out for changes. Mr. Vakas said that he believed that the larger lots on the South side were being discriminated against because they owned larger lots. Mr. Cross said the noise is bad, but noise walls are very expensive and that the lower density doesn't warrant it. Mr. Vakas said he believed noise walls should be a part of the conversation. Mr. Vakas confirmed that this interchange is being built in isolation from other K-10 improvements and Mr. Cross said yes. He said additional programs and needs are being discussed and studied.

Councilmember Vogt asked about the funds that are being allocated to this project. Mr. Cross said there could be funds from multiple sources, and at this time only design has been funded. Ms. Vogt asked questions about the surveys that had been sent to the communities and if their concerns were being addressed. She asked if the safety impact was being addressed or if they were just looking at the engineering. Mr.

Cross said they looked at all factors. Ms. Vogt said Olathe would like to have the connectivity but believes an overpass would do that but an interchange will create safety issues. She asked what would stop this from going forward as presented, and Mr. Cross said this is the approved design to move forward. Ms. Vogt asked about truck traffic and Mr. Cross said they have had discussions with Aldi and they do not believe truck traffic will have an affect. Ms. Vogt asked about cost to the City to create a bypass for truck traffic. Beth Wright, Infrastructure Deputy Director, said the latest estimate they have is approximately \$15,500,000 but it does not include a portion they believe KDOT should cover and they are continuing to negotiate with them. Ms. Vogt said she is disappointed and hopes that if it moves forward that it will be made as safe as possible.

Councilmember Gilmore said he is sure the Council's wishes have been made known and believes it is beneficial to Lenexa but not Olathe. He asked about no truck signs and Ms. Wright said it would take enforcement, but also didn't know if they would be allowed. Mr. Gilmore said maybe they should consider just not connecting.

Councilmember Schonover asked who makes the funding decision. Mr. Rockers said if Lenexa comes forward with their portion then KDOT will move forward.

Mayor Bacon said he believes there is a lot of valid concerns. He said it could benefit Olathe down the road, but hopes safety concerns are addressed. He said he does believe it is important for the State to work with the City on this. He said he is disappointed that all the K-10 issues are being delayed. Mr. Cross said they looked at the project as a whole and tried to break it into smaller portions but couldn't make that happen with funding.

Councilmember Vogt said she believes there will be disruptions twice and would rather have them do it all at once.

9. ADDITIONAL ITEMS

Councilmember Vakas said he was happy to host the last Olathe Live concert and it was well attended. He said he is looking forward to the Olathe Art Fair this next weekend.

Councilmember Felter said it was great to attend the dedication of the Copeland Memorial Football Field.

Councilmember Vogt thanked solid waste workers for continuing to pick up even when there was road construction creating difficulties. She also asked about electric scooters and electric bikes and said she thinks it is becoming a big problem and thinks the Council should address it. She also said there are pictures of animals up for adoption on Nextdoor and hope it is facilitating more adoptions.

Councilmember Gilmore said there was great presentation from the fire department prior to council meeting.

Councilmember Essex said she wanted to add on to the comments about electric scooters and said it should be considered. She also had questions about the policy about the number of unrelated people in a rental home and asked staff to look into that.

Councilmember Schoonover said he too is concerned about electric scooters and bikes. He also thanked staff for all the hard work that went into the audit. He also acknowledged the Kansas teacher of the year, Rachel Marlow from Central Elementary. He thanked staff for facilitating the third grade program and their visits to City Hall.

Mayor Bacon thanked the participants in the Pickleball tournament for the Olathe Mayor's Children's Fund and they raised over \$7000. He also congratulated Chief DeGraffenreid for being awarded the Michael Copeland Civic Leadership award and Dr. Felter's daughter, Abby, for being awarded the Young Alum Award. He wished Michael Wilkes a happy birthday. Mayor Bacon also suggested the Council should address e-bike and scooter issues. He invited Chief DeGraffenreid to address the safety issues, specifically the need to wear helmets.

Chief DeGraffenreid said getting people to wear a helmet takes enforcement but also takes education.

Councilmember Felter said she thought there needed to be awareness brought to kids on how to travel on a scooter safely and understand traffic laws.

10. ADJOURNMENT

The meeting was adjourned at 9:32 P.M.

Brenda D. Swearingian

City Clerk