



**City of Olathe City Council
260 E. Santa Fe | Downtown Library - Flex
Box Theater
Tuesday | March 18, 2025 | 7:00 PM**

Economy Focus Area Update - 6:00 PM, Chamber Conference Room, Downtown Library

1. CALL TO ORDER

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

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

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

3. PLEDGE OF ALLEGIANCE

4. SPECIAL BUSINESS

- A.** Presentation of the Seven Days proclamation.
Mayor Bacon introduced Seven Days Foundation board member, David Stubblefield. The Mayor read the proclamation and Mr. Stubblefield thanked the Mayor and the Council for the recognition.
- B.** Presentation of the K-State Olathe annual report.
Mayor Bacon introduced K-State Olathe Dean, Ben Wolf, and invited him to give an update on the school's achievements of this past year.

Councilmember Vakas asked for clarification about the new programs that would be coming from the Salina campus and Dean Wolf explained that they are not moving the programs from Salina but would be bridging the program and offering the same classes in Olathe. Mr. Vakas also asked about research funding and Dr. Wolf provided additional information about the research on campus. Mr. Vakas also asked about growth in the past year. Dr. Wolf said there has been increased enrollment due to additional programs.

Councilmember Vogt said that the information Dr. Wolf provided is very exciting and is what the Council's vision was.

Councilmember Felter said the AAFCO is exciting and asked if it was nationwide. Dr. Wolf provided additional information. Dr. Felter asked what the goal was and Dr. Wolf said it was to bring in the right panels and the right experts to review the product.

Mayor Bacon asked who pays for the program and Dr. Wolf said the producers are responsible.

Mayor Bacon asked for a copy of the presentation and thanked Dr. Wolf for being there.

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.

Councilmember Schnoover asked for item M to be removed from the consent agenda and considered separately.

Approval of the Consent Agenda

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

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

Absent: Gilmore

- A.** Consideration of approval of the City Council meeting minutes of March 4, 2025, and the March 5, 2025, Special Call Meeting.
approved.
- B.** Consideration of renewal license(s) as recommended by the City Clerk.
approved.
- C.** Consideration of Business Expense Statement for the City Manager, Michael Wilkes to attend League of Kansas Municipalities meeting on January 23.
approved.
- D.** Consideration of Resolution No. 25-1024, PLN25-0002, requesting the City's consent to the enlargement of the Consolidated Main Sewer

- District of Johnson County, Kansas for Woodland Forest, located southeast of K-10 Highway and S. Woodland Road.
approved.
- E. Consideration of bid and award of project to Mayer Specialty Services, LLC for the CMP Replacement: Anne Shirely Drive Pipe Lining Project, PN 2-R-002-25.
approved.
- F. Consideration of a Professional Services with Freese & Nichols, Inc. for design of the Indian Creek Trunkmain Rehabilitation, PN 1-C-004-25.
approved.
- G. Consideration of a Professional Services Agreement with TranSystems Corporation for design of the Lone Elm Road, 119th Street to Harold, Improvements Project, PN 3-C-040-25.
approved.
- H. Consideration of Engineer's Estimate, acceptance of bids and award of contract to Freeman Concrete Construction, LLC for construction of the 143rd Street Arterial Mill and Overlay Project, PN 3-P-002-25.
approved.
- I. Consideration of Resolution 25-1025 authorizing the Animal Shelter Project, PN 6-C-007-23.
approved.
- J. Consideration of an Amendment #1 to the Agreement with SFS Architecture for design services for the Olathe Animal Shelter Project PN 6-C007-23.
approved.
- K. Consideration of Professional Services Agreement with PGAV Architects for the Employee Space Needs Study and Master Plan, PN 6-C-008-25.
approved.
- L. Consideration of Change Order No. 1 to the Agreement with Titan Built LLC. for Construction Management services for the Facility Improvements and Renovations Project, PN 6-C-038-24.
approved.
- M. Consideration of Change Order No. 2 to the Agreement with Titan Built LLC. for Construction Management services for the Facility Improvements and Renovations Project, PN 6-C-038-24.
Councilmember Schoonover asked for item M to be pulled because he wanted to learn more about the change order.

Zach Hardy, Infrastructure Deputy Director, said part of the allocation

would be for the child play area and would double the size of the space.

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

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

Absent: Gilmore

- N.** Consideration of renewal of contract to Crafco, Inc. for the purchase of crack repair material for the Field Operations Division of Infrastructure. approved.
- O.** Consideration of renewal of contract for Cisco Products and Professional Services for the Information Technology Division of Quality of Life. approved.

6. NEW BUSINESS

- A.** Consideration of Ordinance 25-08 requesting approval to annex of approximately 7.93 acres, located northwest of W. 143rd Street and S. Lakeshore Drive (ANX25-0001).

Motion by Vogt, seconded by Felter, to approve Ordinance No. 25-08. The motion carried by the following vote:

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

Absent: Gilmore

- B.** Request for a modification to the Woodland Road Corridor Plan transitional lot policy and a request to accept the dedication of land for public easements and public street right-of-way for a final plat for Red Hawk Run V (FP25-0003), containing 29 lots and two (2) tracts, on approximately 10.86 acres located southeast of S. Langley Street and S. Woodland Road.

Nathan Jurey, Senior Planner, provided a short presentation regarding the item.

Councilmember Vogt ask if there were any safety concerns such as traffic or drainage. Mr. Jurey said there were no concerns. She also noted the additional screening that is provided in the proposed plan. She then asked about the setbacks and Mr. Jurey said there are similar setbacks in the area.

Councilmember Schoonover asked for clarification regarding trees

and Mr. Jurey provided specific information regarding the number of trees. Mr. Schoonover also asked what the total number of lots would be. Mr. Jurey said it met the density requirements and it is similar to the existing development.

Travis Schram, with Grata Development, provided the Council with additional information.

Councilmember Schoonover asked about the lots in Red Hawk Run and Mr. Schram clarified that information. Mr. Schoonover asked about the lot size and modifying the size of the interior lots. Mr. Schram said they had looked at that but said doing it would create imbalance and create awkwardness.

Mayor Bacon asked about the price point of the homes and Mr. Schram provided that information.

Councilmember Vakas asked what the lot prices would be and Mr. Schram said they would be in the neighborhood of a \$110,000.

Gregory Betzen, an Olathe resident, spoke against the development.

Councilmember Vakas asked for clarification regarding a previous exception that was made in the past. Chet Belcher, Chief Community Development Officer, provided more information. Mr. Vakas said he is concerned about this request and is not sure he can support it because it deviates from the original plan.

Motion by Vogt, seconded by Felter, to approve the modification to the Woodland Road Corridor Plan transitional lot policy and a request to accept the dedication of land for public easements and public street right-of-way for a final plat for Red Hawk Run V (FP25-0003). The motion carried by the following vote:

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

No: Vakas

Absent: Gilmore

7. NEW CITY COUNCIL BUSINESS

Councilmember Essex acknowledged the fire department that has been working so hard with the current weather conditions.

Councilmember Felter also acknowledged all first responders during these weather conditions.

Councilmember Vakas said he also wanted to acknowledge the fire department and the work they are doing in the dry, windy weather conditions. He also said the County had voted to update the Johnson County Transit Plan but said he believed Olathe is being eliminated out of the plan. He suggested the Council send a letter to the County expressing disagreement with the proposed plan.

Councilmember Vogt said she would like staff to obtain more information before a letter is sent to the County.

Mayor Bacon asked about County Commissioners making a presentation and City Manager, Michael Wilkes, said staff could contact the County and ask for an update.

Mayor Bacon said the City is looking into the possibility of a field house and shared that there is a survey available to gather additional citizen input. He also mentioned that March is Women's History month and Mahaffie is providing presentations regarding women in Olathe's history.

8. END OF LIVE STREAMED SESSION

9. GENERAL ISSUES AND CONCERNS OF CITIZENS

Mayor Bacon indicated there was a person who had asked to speak to the Council, however they did not meet the criteria for this portion of the meeting.

10. 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. DISCUSSION ITEMS

1. Discussion of Parks Master Plan Update (10 min)

John Brockus, Parks Superintendent, gave a presentation regarding the parks master plan.

Councilmember Schoonover said he was surprised that there had been no major upkeep on Millcreek pool in 25 years. He asked about emergency repairs and Mr. Brockus said it they would eventually have to do additional work.

Councilmember Vogt asked about the timeline for these projects. Mr. Brockus said all that presented was in a five year CIP. She also asked about the funding for these projects and Mr. Brockus said about 90% is funded by the parks sales tax. She also asked about when staff would ask for citizen input and Mr. Brockus said it could be 2028 before that would happen. Ms. Vogt also asked for more information on neighborhood parks and Mr. Brockus provided varying opportunities staff is looking at.

Councilmember Vakas asked more about neighborhood parks and how that relates to new developments. He also talked about the way-finding signs and suggested there could be more that the City could do. Mr. Brockus said they would take that into consideration.

Councilmember Felter said the Indian Creek playground is very busy everyday. She said citizens are excited about the accessible playgrounds that the City has provided and would encourage staff to go one step further to add fences. She also offered a suggestion from a citizen on the location of the dog waste bags.

Mayor Bacon asked about the timeline for the trail connection on the south side of Lake Olathe and Mr. Brockus said it would be 2027 or 2028. He also said he liked the idea of continuity of signage and asked about costs estimates. Mr. Brockus said they are just in design phase now. Mayor Bacon said he would like to encourage more off leash areas in Olathe.

Councilmember Essex said her favorite additions are the restrooms at Frisco Park. She also said there are so many historic places in Olathe and would encourage collaboration with the historical society.

11. EXECUTIVE SESSION

- A.** Recess into an executive session to discuss personnel matters of non-elected personnel regarding the City Auditor position pursuant to
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the exception provided in K.S.A.75-4319(b)(1).

Motion by Vogt, seconded by Felter, to recess into an executive session to discuss personnel matters of non-elected personnel regarding the City Auditor Position pursuant to the exception provided in K.S.A.75-4319(b)(1) for 20 minutes. The motion carried by the following vote:

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

Absent: Gilmore

12. RECONVENE FROM EXECUTIVE SESSION

Motion by Vogt, seconded by Felter, to authorize staff to proceed with the strategies discussed with and directed by the governing body. The motion carried by the following vote:

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

Absent: Gilmore

13. ADDITIONAL ITEMS

Councilmember Vogt thanked staff for all they did to make sure the meeting in the Flexbox went well.

City Manager, Michael Wilkes, reminded the Council that the joint meeting with the school district would be Monday the 24th. He also said there would be some street closures due to the renovations at City Hall.

Mayor Bacon indicated there was some feedback with the mics but said he appreciated all the staff did to make the meeting work well. He also said he had received some great compliments from parents regarding Library programming.

14. ADJOURNMENT

The meeting was adjourned at 9:07 PM.

Brenda D. Swearingian

City Clerk