



City of Olathe City Council  
100 E. Santa Fe | Council Chamber  
Tuesday | June 17, 2025 | 7:00 PM

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## Legal Focus Area Update - 6:00 PM, Lone Elm Conference Room - City Hall

### 1. CALL TO ORDER

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

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

### 3. PLEDGE OF ALLEGIANCE

### 4. SPECIAL BUSINESS

- A. Proclamation recognizing June 19, 2025 as Juneteenth.  
Mayor Pro Tem, Marge Vogt, read and presented the proclamation to Pastor Kenny Stokes of Nexus Church.

Pastor Stokes, thanked the council for the recognition and spoke about the importance of Juneteenth.

- B. Presentation of a Service Award to Valerie Bentley.  
Mayor Pro Tem, Marge Vogt, recognized Valerie Bentley for serving as a volunteer on the Olathe Parks & Rec Board for 9 years. Ms. Bentley was presented with a service award for her commitment to the community.
- C. Presentation of the spring City of Champion awards.  
Mayor Pro Tem, Marge Vogt, introduced Olathe West Athletic Director, Pat Butler. Mr. Butler invited each high school athletic director to introduce their students and Ms. Vogt presented each with a trophy, recognizing their achievement.

### 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 Schoonover asked for item H to be removed and considered

separately.

### **Approval of the Consent Agenda**

Motion by Councilmember Gilmore, seconded by Councilmember Felter, to approve the Consent Agenda with the exception of item H. The motion carried by the following vote:

**Yes:** Vogt, Gilmore, Schoonover, Felter, and Vakas

**Absent:** Bacon, and Essex

- A.** Consideration of approval of the City Council meeting minutes of June 3, 2025.  
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 a League of Kansas Municipalities meeting in Garden City on June 6.  
approved.
- D.** Consideration of Resolution No. 25-1056 calling and providing for the giving of notice of a public hearing on July 15, 2025, on the advisability of creating a community improvement district (the 200 W. Santa Fe Street CID).  
approved.
- E.** Request for the acceptance of the dedication of the land for easements for a final plat for Villas at Hilltop Farms, Second Plat (FP25-0014), containing 19 lots and 11 tracts on approximately 11.64 acres, located northwest of W. 175th Street and S. Mur-Len Road. Planning Commission approved the plat 7 to 0.  
approved.
- F.** Request for the acceptance of the dedication of the land for public easements for a final plat for Olathe Range Addition (FP25-0016), containing one (1) lot and one (1) tract on approximately 95.63 acres, located northwest of W. 167th Street and Interstate 35. Planning Commission approved the plat 7 to 0.  
approved.
- G.** Consideration of Consent Calendar.  
approved.
- H.** Consideration of a Professional Services Agreement with Freese and Nichols, Inc. for the Cedar Creek Sanitary Sewer Hydraulic Study Project, PN 1-C-009-24.

Councilmember Schoonover asked for item H to be removed and considered separately, explaining that he needed to abstain from the vote due to professional conflicts.

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

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

**Absent:** Bacon, and Essex

**Abstain:** Schoonover

- I. Consideration of renewal of contract to Arcwood Environmental for the disposal of household hazardous waste.  
approved.
- J. Consideration of renewal of contract with Insight for the Microsoft Enterprise Agreement.  
approved.

## 6. NEW BUSINESS

- A. Consideration of Resolution No. 25-1057 and Ordinance No. 25-18 authorizing the issuance and delivery of the General Obligation Improvement Bonds, Series 2025A.

Director of Economy, Jamie Robichaud, provided a presentation to the Council. Councilmember Gilmore asked clarifying questions and Ms. Robichaud provided more specifics.

Motion by Gilmore, seconded by Felter, to approve Resolution No. 25-1057. The motion carried by the following vote:

**Yes:** Vogt, Gilmore, Schoonover, Felter, and Vakas

**Absent:** Bacon, and Essex

- B. Consideration of Resolution No. 25-1058 authorizing the issuance and delivery of the principal amount of the General Obligation Temporary Notes, Series 2025-A.

Motion by Gilmore, seconded by Felter, to approve Resolution No. 25-1058. The motion carried by the following vote:

**Yes:** Vogt, Gilmore, Schoonover, Felter, and Vakas

**Absent:** Bacon, and Essex

- C. Consideration of an Interlocal Cooperation Agreement between the City of Olathe and Johnson County for the design and construction of expanded and new parking facilities in downtown Olathe.

Zach Hardy, Deputy Director of Infrastructure, presented an update

to the City Council regarding the proposed parking garage project.

Councilmember Schoonover expressed support for the project and acknowledged the need for additional parking but voiced concerns about the overall cost. He requested more information about alternative options and noted that the projected capacity may still fall short of future demand. Mr. Hardy explained that the consultant's report provides a 10-year projection. Councilmember Schoonover inquired about the timing of the study in relation to the development of the new downtown apartments.

City Manager, Michael Wilkes, clarified that the 2017 study was conducted in conjunction with plans for the new courthouse. He explained that at the time the apartment project was underway, the focus was primarily on optimizing use of the existing parking garage.

In response to further questions, Mr. Hardy provided an overview of the alternative designs considered. He noted that staff evaluated options that would both fit the available space and meet identified needs. He also mentioned that adjustments were made to the projected number of spaces, and that different construction methods were explored to maximize cost efficiency.

Infrastructure Director, Mary Jaeger, elaborated on the decision-making process and provided a detailed breakdown of the per-space construction costs.

Councilmember Schoonover asked about short-term parking options during construction. Mr. Hardy acknowledged that there would be temporary challenges, but assured the Council that the situation would improve once the project is complete. Councilmember Schoonover reiterated that demand will continue to grow as downtown development progresses.

Councilmember Felter expressed concern that the proposed structure may be too small and suggested exploring additional land to allow for expansion. She also expressed appreciation for the County's partnership. Mr. Hardy responded that more details would

be available once a design-build team is selected.

Councilmember Vakas stated that the parking garage is long overdue and that it represents more than just a functional structure and said it is a statement about the City's investment in downtown. He inquired about the timeline for design plans. Mr. Hardy committed to providing specific dates. Mr. Vakas also emphasized the importance of incorporating ADA-compliant features and a high-quality, elevated design.

Mr. Hardy confirmed that there has been strong public interest in the project.

Councilmember Gilmore stated that he did not believe the Council was ready to make a final decision that evening. Mr. Wilkes clarified that the immediate request was only to approve the Memorandum of Understanding (MOU) with the County and to authorize moving forward with the project. He explained that the finalized design would come back to the Council for review and approval, and any changes in cost would be discussed with the County at that time.

Councilmember Vakas supported expanding the project to the north, as suggested by Councilmember Felter, and recommended hiring a consultant to ensure structural safety.

Councilmember Felter voiced her support for the proposed actions but encouraged staff to design a larger structure if possible.

Councilmember Schoonover reiterated his concern about costs but acknowledged that the project is unlikely to become less expensive over time. He asked about project ownership and dispute resolution. City Attorney, Ron Shaver, stated that the City would own the structure, but it would remain a shared public facility. He also noted that design decisions would be made jointly with the County. Mr. Wilkes added that the County has requested a voice in the process, particularly concerning ADA accessibility, and referenced the successful City-County collaboration on the County Square stage. He concluded that ultimate decisions will largely depend on cost.

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Councilmember Vogt described the County's role more as a financial contribution than a true partnership and emphasized the importance of considering parking solutions both north and south of Santa Fe. Mr. Wilkes responded that this project specifically addresses parking needs north of Santa Fe. When asked whether the County's financial commitment was firm, he stated that while the number seemed solid, it would be confirmed after a final budget is established.

Mr. Wilkes indicated that temporary parking alternatives during construction had been reviewed.

Councilmember Vogt concluded by saying she supports the initiative and sees this as a positive first step.

Motion by Gilmore, seconded by Felter, to approve an Interlocal Cooperation Agreement between the City of Olathe and Johnson County. The motion carried by the following vote:

**Yes:** Vogt, Gilmore, Schoonover, Felter, and Vakas

**Absent:** Bacon, and Essex

- D.** Consideration of Resolution No. 25-1059 authorizing the City Hall Parking Garage Project, PN 6-C-003-25.

Motion by Gilmore, seconded by Felter, to approve Resolution No. 25-1059. The motion carried by the following vote:

**Yes:** Vogt, Gilmore, Schoonover, Felter, and Vakas

**Absent:** Bacon, and Essex

## **7. NEW CITY COUNCIL BUSINESS**

Councilmember Schoonover mentioned that it is National Waste and Recycle Workers Week and said the City has a great team. He also wanted to acknowledge that it was his 19th wedding anniversary and wished his wife, Nicole, a happy anniversary. He said he was proud to serve with people who have different ideologies, but can still serve alongside each other with unity.

Councilmember Felter mentioned that it had been 3 years since first responders had saved her husband's life and she thanked them for their service

to the community. She thanked staff for the retaining wall construction on Santa Fe. She also said that she had heard rave reviews on the updated play area at Black Bob Park. Dr. Felter said Olathe Live concerts had been awesome and she also thanked the solid waste team.

Councilmember Vogt wanted to recognize the household hazardous waste program. She said the ribbon cutting at Black Bob Park would be June 25th. She also mentioned the fireworks display on July 4th that will be held at the College Boulevard Activity Center. She then announced that City Hall would be closed for Juneteenth. Finally, she shared that beginning with the next council meeting the entire meeting will be live streamed.

## **8. END OF LIVE STREAMED SESSION**

## **9. GENERAL ISSUES AND CONCERNs OF CITIZENS**

No comments heard.

## **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. REPORTS**

1. Report on proposed Charter Ordinance No. 83 regarding transient guest tax and an agreement with the Olathe Chamber of Commerce.  
Report accepted.

### **B. DISCUSSION ITEMS**

1. Discussion on updates to the Johnson County Transit Strategic Plan.  
Josh Powers, Director of Transit for Johnson County Government, was not able to attend.

## **11. ADDITIONAL ITEMS**

Councilmember Schoonover thanked everyone for the parking garage conversation.

City Manager, Michael Wilkes, said the conversations will begin next week on the 2026 budget and July 8th will be the first budget presentation.

## **12. ADJOURNMENT**

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The meeting was adjourned at 8:48 P.M.

**Brenda D. Swearingian**  
City Clerk