



**City of Olathe City Council
260 E. Santa Fe | Downtown Library - Flex
Box Theater
Tuesday | May 20, 2025 | 7:00 PM**

**Infrastructure 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

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

3. PLEDGE OF ALLEGIANCE

4. SPECIAL BUSINESS

- A.** Recognition of City of Olathe Infrastructure Focus Area for receiving full reaccreditation from the American Public Works Association and for Public Works Week May 18-24, 2025
Mayor Bacon read the Public Works Week proclamation and presented it to Darren Gilbert, Solid Waste, Nate Baldwin, Engineering, Michelle Probasco, Environmental Services, Tony Golec, Field Operations and Angela Buzard, Support Services.

Mayor Bacon introduced Joe Johnson, with APWA. Mr. Johnson congratulated the Olathe Infrastructure department for receiving full accreditation from the American Public Works Association.

- B.** Recognition of the Public Service Recognition Week award winners.
City Manager, Michael Wilkes, announced the 2025 Public service Recognition Week award winners. Mayor Bacon thanked them for their continued service to the community.

5. PUBLIC HEARINGS

- A.** Consideration of a public hearing to identify needs for the 2026 Community Development Block Grant (CDBG) funding.
Mayor Bacon opened the public hearing and invited comments.

No comments were heard.

Motion by Vogt, seconded by Felter, to close the Public Hearing. The motion carried by the following vote:

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

Absent: Gilmore

6. 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 Vogt asked for item C to be removed from the consent agenda and considered separately.

Councilmember Felter asked for items F and L to be removed from the consent agenda and considered separately.

Councilmember Schoonover indicated he also had questions about item L.

Approval of the Consent Agenda

Motion by Council Member Vogt, seconded by Council Member Felter, to approve the Consent Agenda with the exception of items C, F and L. 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 May 6, 2025.

approved.

B. Consideration of renewal license(s) as recommended by the City Clerk.

approved.

C. Consideration of Resolution No. 25-1037 authorizing the public sale of General Obligation Temporary Notes, Series 2025-A; and General Obligation Improvement Bonds, Series 2025A.

Councilmember Vogt asked for this item to be removed from the consent agenda and asked staff to provide additional information regarding the large amount reflected.

Economy Director, Jamie Robichaud, shared that the large amount is reflective of the large projects that are coming.

Councilmember Schoonover asked for some clarification regarding the various kinds of bonds and Ms. Robichaud provided that information.

Motion by Vogt, seconded by Felter, to approve Resolution No. 25-1037. The motion carried by the following vote:

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

Absent: Gilmore

- D.** Consideration of Resolution No. 25-1038 authorizing the public sale of Water and Sewer System Improvement Bonds, Series 2025. approved.
- E.** Consideration of Resolution No. 25-1039 authorizing the public sale of Stormwater System Improvement Bonds, Series 2025. approved.
- F.** Consideration of Resolution No. 25-1053 expressing the intent to issue industrial revenue bonds on behalf of Inclusion Connections, Inc. at 11501 S. Ridgeview Road in an amount not to exceed \$18,345,000 (sales tax exemption only).

Councilmember Felter asked for clarification regarding the exemption and Jamie Robichaud, Economy Director, provided that information. Dr. Felter also shared how pleased she is to have this organization in the community.

Motion by Vogt, seconded by Felter, to approve Resolution No. 25-1053. The motion carried by the following vote:

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

Absent: Gilmore

- G.** Consideration of Consent Calendar. approved.
- H.** Consideration of a Professional Services Agreement with TREKK Design Group, LLC for the Stormwater CCTV Inspection Project, PN 2-R-004-25. approved.
- I.** Consideration of Engineer's Estimate, acceptance of bids, and award of contract to WCI, Inc. for construction of the 135th Street Retaining Wall Project, PN 3-G-010-24. approved.
- J.** Consideration of Interlocal Agreement with Johnson County Wastewater

for reimbursement of work associated with the JCW Doghouse Manhole Project, 1-C-023-22.
approved.

- K. Consideration of Resolution No. 25-1040 authorizing the 2025 Advanced Transportation Management System (ATMS) Replacement and Repair Project, PN 3-C-037-25.
approved.
- L. Consideration of Resolution No. 25-1041 authorizing the 2025 Neighborhood & School Traffic Safety Improvements Project, PN 3-C-048-25.
Councilmember Felter said she wanted to highlight the great partnership the City has with the school district.

Councilmember Schoonover asked for additional information regarding the scope of this project.

Nate Baldwin, City Engineer, explained the project and said they are aware there is always more needs than funding.

Mayor Bacon asked if this project ties into a past initiative to provide safe passage to schools and Mr. Baldwin said this project was independent of that.

Motion by Vogt, seconded by Felter, to approve Resolution No. 25-1041. The motion carried by the following vote:

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

Absent: Gilmore

- M. Consideration of Resolution No. 25-1042 authorizing the 2025 Sidewalk Construction Project, PN 3-C-072-25.
approved.
- N. Consideration of Resolution No. 25-1043 authorizing the 2025 Streetlight LED Conversion Project, PN 3-C-009-25.
approved.
- O. Consideration of Resolution No. 25-1044 authorizing the 2025 Structures Repair Project, PN 3-G-000-25.
approved.
- P. Consideration of Resolution No. 25-1045 authorizing the 2025 Digital Network Reliability Project, PN 7-C-006-25.
approved.

- Q.** Consideration of Resolution No. 25-1046 authorizing the 2025 Street Preservation Program, PN 3-P-000-25.
approved.
- R.** Consideration of Resolution No. 25-1047 authorizing the City Hall Environmental Systems Renovation and Roof Replacement Project, PN 6-C-016-19; and amending Resolution 22-1046.
approved.
- S.** Consideration of Resolution No. 25-1048 authorizing the 2025 Facility & Parking Lot Improvements & Maintenance Project, PN 6-C-032-25.
approved.
- T.** Consideration of Resolution No. 25-1049 authorizing the 2025 City-wide Roofing Replacement & Maintenance Project, PN 6-C-001-25.
approved.
- U.** Consideration of Resolution No. 25-1050 authorizing the 2025 Miscellaneous ADA Sidewalk Repair and Replacement Project, PN 3-C-093-25.
approved.
- V.** Consideration of Resolution No. 25-1051 authorizing the Police Firing Range Project, PN 6-C-017-23; and amending Resolution No. 23-1066.
approved.
- W.** Consideration of bid and award of contract to Greyston Construction Company for the construction of the Salt Barn #2 project, PN 6-C-030-25.
approved.
- X.** Consideration of Resolution No. 25-1052 authorizing the Fire Station No. 9 project, PN 6-C-013-23, and amending Resolution 23-1072.
approved.
- Y.** Consideration of renewal of contract with Tyler Technologies to provide Permitting Software for the City.
approved.

7. NEW BUSINESS

- A.** Consideration of Resolution No. 25-1034 expressing the intent to issue industrial revenue bonds on behalf of Bach Homes Montage Apartments at Mur-Len, LLC at 1051 N Mur-len Rd, Olathe Kansas (Sales Tax Exemption Only).
Chris Mattix, with Rouse, Frets, White, Goss, provided a presentation for the Council, representing the applicant.
Motion by Vogt, seconded by Vakas, to approve Resolution No. 25-1034. The motion carried by the following vote:

Yes: Bacon, Vogt, Vakas, and Essex

No: Schoonover, and Felter

Absent: Gilmore

- B.** Consideration of Ordinance No. 25-14 (VAC25-0001), requesting approval to vacate a public alley, located between 125 and 135 S. Kansas Avenue. Planning Commission recommended approval 7 to 0. Motion by Vogt, seconded by Felter, to approve Ordinance No. 25-14. The motion carried by the following vote:

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

Absent: Gilmore

- C.** Consideration of Ordinance No. 25-15 authorizing issuance of industrial revenue bonds on behalf of KidsTLC Inc, at 15940 College Boulevard, Lenexa, Kansas (Sales Tax Exemption Only). Councilmember Schoonover asked for clarification on why there was an application for an incentive when the facility is being constructed outside the City of Olathe.

Jamie Robichaud, Economy Director, provided the explanation and gave a few examples. She said the City is not giving incentives on the purchase of property in another city, but using the legal mechanism to provide sales tax exemption on materials.

Councilmember Felter expressed her support for KidsTLC.

Motion by Vogt, seconded by Felter, to approve Ordinance No. 25-15. The motion carried by the following vote:

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

Absent: Gilmore

- D.** Consideration of Ordinance No. 25-16 amending Chapters 6.06 and 6.09 of the Olathe Municipal Code relating to the abatement of certain nuisances.

Motion by Vogt, seconded by Felter, to approve Ordinance No. 25-16. The motion carried by the following vote:

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

Absent: Gilmore

- E.** Consideration of Ordinance No. 25-17 repealing Chapter 5.24 of the Olathe Municipal Code pertaining to taxicabs.

Motion by Vogt, seconded by Felter, to approve Ordinance No. 25-17. The motion carried by the following vote:

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

Absent: Gilmore

8. NEW CITY COUNCIL BUSINESS

Councilmembers Schoonover, Essex and Vogt congratulated the Public Service Recognition Week award winners and expressed their appreciation for all the City staff.

Councilmember Felter shared about the upcoming Elevate Olathe meetings and encouraged citizens to participate. She mentioned the Olathe Teen Council applications are open and encouraged Olathe youth to apply. Dr. Felter said an Olathe citizen had expressed appreciation for the work that had been done at Black Bob Park.

Councilmember Vakas shared about the Memorial Day commemoration that will be held at the Veterans Memorial Park and invited everyone to attend.

Mayor Bacon said Olathe Live will be kicking off and it will benefit the Olathe Mayor's Children's Fund. He also said this meeting was the last one to be held at the Library and the Council will meet in City Hall for the June 3rd meeting.

9. END OF LIVE STREAMED SESSION

10. GENERAL ISSUES AND CONCERNS OF CITIZENS

Tyler Rawley, President of Olathe Firefighters IAFF Local 2542, spoke regarding the 50th anniversary of the death of Captain Bingham at Lake Olathe.

11. EXECUTIVE SESSION

- A.** Personnel matters of non-elected personnel pursuant to the exception provided in K.S.A. 75-4319(b)(1) regarding the evaluation of the City Manager.

Motion by Vogt, seconded by Felter, to recess into an executive session to discuss personnel matters of non-elected personnel pursuant to the exception provided in K.S.A. 75-4319(b)(1) regarding the City Manager Position for 45 minutes and the open meeting will resume here in the Downtown Library Flexbox at 8:47 PM. The motion carried by the following vote:

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

Absent: Gilmore

At 8:47 PM, the council reconvened and Mayor Bacon indicated they needed more time. Councilmember Vogt made a motion to recess back into executive session for an additional 30 minutes and Councilmember Felter seconded it. The motion carried with a vote of 4-0.

At 9:17 PM, the council again reconvened and Mayor Bacon said more time was needed. Councilmember Vogt made a motion to go back into executive session for an additional 15 minutes and Councilmember Felter again seconded it. The motion carried with a vote of 4-0.

At 9:32 PM, the council reconvened and Mayor Bacon said they need just a little more time and Councilmember Vogt made a motion to return to the executive session for another 15 minutes after they had a 5 minute break. Councilmember Felter seconded the motion and it carried with a vote of 4-0.

12. RECONVENE FROM EXECUTIVE SESSION

At 9:52 PM the council reconvened and Mayor Bacon said they are very pleased with City Manager, Michael Wilkes' leadership and they believe great things are in store for the City of Olathe.

13. ADDITIONAL ITEMS

Councilmember Vogt asked about bringing the transient guest tax to the council.

Michael Wilkes, City Manager, said he hoped to have something to the Council by mid to late summer.

Councilmember Vogt also asked about the sales tax exemptions policy and asked staff to bring some options to the council. Mr. Wilkes said they would likely bring something to the Council after the Budget.

Councilmember Schoonover said he appreciated the Legal staff providing him with information about food sales tax and suggested they could look at the legislative agenda regarding that issue.

Mayor Bacon said Ron Shaver, City Attorney, had sent out some information regarding live streaming the entire council meeting if there was public comment. He said there were different options available.

Councilmember Vogt asked staff to bring the council information regarding options.

Councilmember Vakas said he would like to know what other municipalities are doing.

Mr. Shaver said there are a variety of things other cities are doing and explained there are several different ways the council could address the issue.

Mr. Vakas said he would be uncomfortable eliminating public comment.

Mr. Shaver said there are other options to provide ways for citizen to address the governing body.

Mr. Bacon said a citizen had reported there are trucks using parking lots on Santa Fe for overnight parking and he asked the police department to patrol that area. He also said someone had contacted him regarding the 2 hour parking in the parking garage. He said he thinks it is a good plan, but wanted to make sure signs were visible and people are aware of the limited parking.

14. ADJOURNMENT

The meeting was adjourned at 10:08 PM.

Brenda D. Swearingian

City Clerk