



**City of Olathe City Council
100 E. Santa Fe | Council Chamber
Tuesday | September 2, 2025 | 7:00 PM**

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.

2. PLEDGE OF ALLEGIANCE

3. SPECIAL BUSINESS

- A.** Proclamation recognizing September as Deaf Cultural Month
Mayor Bacon read and presented the proclamation to Dean Muszynski, Athletic Director for the Kansas School of the Deaf.

Mr. Muszynski thanked the mayor and council for the recognition and spoke briefly about the Kansas School for the Deaf.

4. PUBLIC HEARINGS

- A.** Public hearing 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).
Mayor Bacon opened the public hearing.

Douglas Doerfler spoke regarding the proposed CID.

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

- B.** Public hearing and consideration of Ordinance No. 25-30 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 Olathe Station North CID).
Mayor Bacon opened the public hearing.

No public comments were heard.

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

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

Motion by Vogt, seconded by Gilmore, to approve Ordinance 25-30 as presented. The motion carried by the following vote:

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

- C. Public hearing, pursuant to K.S.A. 79-2929 and K.S.A. 79-2988, to hear comments regarding the proposed City of Olathe FY 2026 Budget and exceeding the revenue neutral rate.

Ashley Wooten, Budget Analyst, provided a presentation to the council.

Councilmember Schoonover asked if the 6.5% increase in utility bills is still less than in neighboring cities. Ms. Wooten stated that was correct.

Mayor Bacon opened the public hearing.

Maryl Janson spoke about the proposed property tax increase in Olathe.

John Smith spoke about property tax rates on his tax bill and the need for more transparency on data when it comes to the budget process.

Dr. James Lucas spoke about the proposed budget and what increases do to seniors in the community.

Doug Doerfler spoke about the need for budget details to be provided to citizens and proposed CIP projects.

Nancy Halpin-Sadick spoke about the proposed tax abatements at 175th and Lone Elm Rd and that citizens would pay more in taxes.

Dan Naden spoke about debt service funds being moved to the general fund.

Janice Walters spoke about a proposed development at 175th and Lone Elm.

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

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

- D.** Consideration of Resolution No. 25-1075 authorizing a levy of property taxes for the 2026 budget that requires a property tax rate exceeding the revenue neutral rate.

Mayor Bacon opened the public hearing.

No public comments were heard.

Motion by Vogt, seconded by Gilmore, to approve Resolution 25-1075. The motion carried by the following vote:

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

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 E to be pulled and considered separately.

Councilmembers Vogt and Felter asked for item H to be pulled and considered separately.

Approval of the Consent Agenda

Motion by Vogt, seconded by Gilmore, to approve the Consent Agenda with the exception of items E and H. 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 August 14, 2025, August 19, 2025 and August 21, 2025 council meetings.
approved.
- B.** Consideration of renewal license(s) as recommended by the City Clerk.

- approved.
- C. Consideration of Resolution No. 25-1076 appointing a Chair and Vice-Chair of the Street Maintenance Sales Tax Finance Oversight Committee.
- approved.
- D. Consideration of Resolution No. 25-1077 expressing the intent to issue industrial revenue bonds on behalf of Olathe Station North, LLC in an amount not to exceed \$17,770,500 (Sales Tax Exemption Only).
- approved.
- E. Request for the acceptance of the dedication of the land for public easements for a final plat for Olathe Animal Care Campus (FP25-0024), containing three (3) lots on approximately 7.44 acres, located northwest of E. Santa Fe Street and N. Ridgeview Road. Planning Commission approved the plat 7 to 0.
- Councilmember Schoonover asked for the item to be pulled and proposed that the city look into asking the county to take over the animal care and control.
- Councilmember Vogt stated that the city had approached the county before, and the county was not interested.
- Councilmember Felter stated she would like to see the county take over because she could not support \$25 million for the new facility.
- Motion by Vogt, seconded by Gilmore, to accept the dedication of the land for public easements for a final plat for the Olathe Animal Care Campus (FP25-0024). The motion carried by the following vote:
- Yes:** Essex, Bacon, Vogt, Gilmore, Schoonover, Felter, and Vakas
- F. Consideration of Consent Calendar.
- approved.
- G. Consideration of Change Order No. 3 with Superior Bowen Asphalt Company, LLC for construction of the Black Bob Road, 159th to 167th, Improvements Project, PN 3-C-008-22.
- approved.
- H. Consideration of Resolution 25-1078 adopting the City of Olathe's Safety Action Plan.
- Councilmembers Vogt and Felter asked for this item to be pulled to allow staff to provide a presentation.

Nate Baldwin, City Engineer, provided a brief presentation to the council.

Dr. Felter asked if stakeholders had been provided a chance to see the plan. Mr. Baldwin stated, yes.

Motion by Vogt, seconded by Gilmore, to approve Resolution 25-1078, adopting the City of Olathe's Action Plan. The motion carried by the following vote:

- Yes:** Bacon, Vogt, Gilmore, Schoonover, Felter, Vakas, and Essex
- I. Consideration of a Professional Services Agreement with George Butler Associates, Inc. for the design of Mill Creek Pool and Splashpad project, PN 4-C-014-25.
approved.
 - J. Consideration of Amendment to the design/build contract with Turner Construction Company to establish the Guaranteed Maximum Price for the construction of the Police Firing Range project, PN 6-C-017-23.
approved.
 - K. Consideration of additional spending authorization for contract with JCI Industries for pump, mixer, and motor services for Environmental Services.
approved.
 - L. Consideration of renewal of interlocal agreement with Unified School District #233 for facility rentals for the Recreation Division.
approved.

6. NEW BUSINESS

- A. Consideration of Ordinance 25-31 amending Titles 8 and 9 of the Olathe Municipal Code pertaining to animals.
Motion by Vogt, seconded by Gilmore, to approve Ordinance 25-31.
The motion carried by the following vote:
Yes: Vogt, Gilmore, Schoonover, Felter, Vakas, Essex, and Bacon

7. GENERAL ISSUES AND CONCERNS OF CITIZENS

Kate Guimbellot, Olathe resident, spoke about the city stormwater system in her neighborhood.

Max Cook, Olathe resident, spoke about storm drainage issues in his

neighborhood.

David Silverstein, Olathe resident, spoke about the stormwater system in the College Meadows neighborhood.

Bryan Sweetman, Olathe resident, spoke about the proposed rezoning for the Lineage project at 175th and Lone Elm Rd.

Wayne Perzee, Olathe resident, spoke about the proposed rezoning of 175th and Lone Elm Rd and the Lineage project.

Jeff Walters, Olathe resident, spoke about the proposed Lineage project.

Julie Brundies, Olathe resident, spoke about flooding in her neighborhood.

8. CONVENE FOR PLANNING SESSION

A. REPORTS

- 1.** Report on a request by Commercial Reposition Partners 17, LLC and assigns for a Master Resolution request to allow for issuance of industrial revenue bonds and tax phase-in for multiple series of bonds to cover a business park development. The project will entail the construction of a total of 2,200,000 square feet of warehouse and industrial facilities on a total of 145-acres located at the northeast corner of 175th Street and Lone Elm Road.
Report accepted.

- 2.** Report on a request by Lineage Logistics, LLC and assigns for an issuance request for industrial revenue bonds and tax phase-in for a single-series bond issuance for a project in a business park with a master resolution. The project will entail the construction of an approximately 400,000 square foot industrial facility on a 65-acre parcel located near the northeast corner of 175th Street and Lone Elm Road.
Report accepted.

B. DISCUSSION ITEMS

- 1.** Discussion of Olathe Neighborhood Parks Update 2025
Johnny Brockus, Parks Superintendent, provided a presentation to the council.

Mayor Bacon asked if a utilization study had been completed.

Mr. Brockus stated that there is data that allows staff to know which parks staff should spend more time in. Mayor asked for clarification on the proposed all-inclusive park. Mr. Brockus provided information on the proposal.

Councilmember Vogt added further clarification on the need for an all-inclusive park.

Councilmember Felter asked for an explanation of the difference between an accessible and all-inclusive park. Mr. Brockus explained the difference.

9. EXECUTIVE SESSION

Consideration of motion to recess into an executive session to discuss the following items:

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

Motion by Vogt, seconded by Gilmore, to recess into an executive session to discuss personnel matters of non-elected personnel regarding the City Manager position pursuant to the exception provided in K.S.A.75-4319(b)(1), for 15 minutes, with the meeting returning to the council chambers at 9:11 PM. The motion carried by the following vote:

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

10. RECONVENE FROM EXECUTIVE SESSION

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

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

11. ADDITIONAL ITEMS

Councilmember Schoonover stated it was good to see citizen engagement at the meeting.

Councilmember Essex asked staff if the property tax rebate program is accessible on the city website. City Manager Michael Wilkes stated that staff

would look into it.

Councilmember Gilmore asked questions regarding the budget documents provided to the council and whether they were available to the public on the website. Jamie Robichaud, Economy Director, stated they normally do not post the individual documents because the items change through the budget process.

Councilmember Vogt invited citizens to attend council meetings.

Councilmember Felter stated it was nice to have citizens attend the meeting and thanked the mayor for recognizing the Kansas School for the Deaf with a proclamation.

Councilmember Vakas stated he would like to see conversations with the state about rebates for seniors. He also mentioned that the Olathe Civic Academy is now accepting applications.

Mayor Bacon stated Old Settlers returns this weekend and noted that the Olathe Arts Festival is coming up in October.

12. ADJOURNMENT

The meeting adjourned at 9:19 PM.

Eric Strimple
Assistant City Clerk