



1. CALL TO ORDER

Present: Bacon, Schoonover, Felter, Vakas, Essex, Creighton, and Deneault

2. EXECUTIVE SESSION

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

Meeting reconvened

- A.** To discuss data relating to financial affairs or trade secrets of a corporation pursuant to the exception provided in K.S.A. 75-4319(b)(4). Motion by Vakas, seconded by Felter, to recess into an executive session to discuss data relating to financial affairs or trade secrets of a corporation pursuant to the exception provided in K.S.A. 75-4319(b)(4) for 40 minutes, returning to the open meeting at 6:55 PM. The motion carried by the following vote:

Yes: Bacon, Schoonover, Felter, Vakas, Essex, Creighton, and Deneault

3. RECONVENE FROM EXECUTIVE SESSION

Motion by Vakas, 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, Felter, Vakas, Essex, Creighton, Deneault, and Schoonover

4. REGULAR MEETING BEGINS - 7:00 P.M.

5. PLEDGE OF ALLEGIANCE

The pledge was led by Scout Troops 3202 and 6076.

Mayor Bacon acknowledged City Manager, Michael Wilkes, for his time with the City of Olathe and thanked him for his service to the community. He highlighted many projects that were accomplished during Mr. Wilkes' tenure. Mr. Wilkes thanked the Mayor and said he and his family love the city and plan to remain as residents of the community.

6. SPECIAL BUSINESS

- A.** Consideration of Resolution No. 26-1007 reappointing a member to the Board of Housing Commissioners

Mayor Bacon introduced the Board of Housing Commission Chairman, Rich Hynick. Mr. Hynick introduced John Bennie, who was reappointed to the commission. Mayor Bacon presented Mr. Bennie with a certificate of reappointment.

Motion by Vakas, seconded by Felter, to approve Resolution No. 26-1007. The motion carried by the following vote:

Yes: Felter, Vakas, Essex, Creighton, Deneault, Bacon, and Schoonover

- B.** Recognition of Olathe high school student champions

Mayor Bacon introduced Matt Johnson, Olathe School District Director of Athletics and Activities. Mr. Johnson introduced representatives from each school who shared about the student's accomplishments. Mayor Bacon presented each of the students with an award.

7. 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 Creighton asked for item S to be removed from the Consent Agenda and considered separately.

Councilmember Schoonover asked for items L and N to be removed from the Consent Agenda and considered separately.

Motion by Vakas, seconded by Felter, to approve the Consent Agenda with the exception of items L, N and S. The motion carried by the following vote:

Yes: Bacon, Schoonover, Felter, Vakas, Essex, Creighton, and Deneault

- A.** Consideration of approval of the City Council meeting minutes of January 6, 2026.

- approved.
- B.** Consideration of renewal license(s) as recommended by the City Clerk.
approved.
- C.** Consideration of new license(s) as recommended by the City Clerk.
approved.
- D.** Consideration of an expense report for City Manager Michael Wilkes for expenses incurred to attend an League of Kansas Municipalities meeting in Hutchinson, Kansas.
approved.
- E.** Consideration of Resolution No. 26-1008 ratifying a Real Estate Contract with Overland Land Group, LLC.
approved.
- F.** Request for the acceptance of the dedication of land for public easements and public street right-of-way for a final plat for Stonebridge Pointe Fifth Plat (FP25-0039), containing 20 lots and one (1) tract on approximately 7.09 acres, located northwest of W. 164th Street and S. Britton Street. Planning Commission approved the plat 8 to 0.
approved.
- G.** Request for the acceptance of the dedication of land for public easements and public street right-of-way for a final plat for Cedar Creek Marketplace (FP25-0038), containing 6 lots and one (1) tract on approximately 15.8 acres, located northeast of S. Cedar Creek Parkway and W. Valley Parkway. Planning Commission approved the plat 8 to 0.
approved.
- H.** Consideration of Resolution No. 26-1009 expressing the intent to issue industrial revenue bonds on behalf of Dillon Companies, Inc in an amount not to exceed \$49,250,000 (Sales Tax Exemption Only).
approved.
- I.** Consideration of Resolution No. 26-1010 authorizing various improvements to the Water and Sewer System of the City and setting forth the intent to issue Water and Sewer Revenue Bonds.
approved.
- J.** Consideration of Consent Calendar.
approved.
- K.** Consideration of Resolution No. 26-1011 authorizing the 2026 Advanced Transportation Management System (ATMS) Replacement and Repair Project, PN 3-C-037-26.
approved.
- L.** Consideration of Resolution No. 26-1012 authorizing the 2026

Neighborhood & School Traffic Safety Improvements Project, PN 3-C-048-26.

Councilmember Schoonover asked for an overview of this project.

Nate Baldwin, City Engineer, provided a short presentation for the Council. He said this safety program was a result of concerns expressed by the community. He also said the City had been awarded a safety grant to assist with the funding.

Mr. Schoonover asked how citizens could suggest projects for future consideration and Mr. Baldwin provided additional information for citizen involvement. Mr. Schoonover said he had received communication from parents and expressed concerns that the amount of funding provided is not adequate to meet all the needs and hoped they could do more in the future.

Motion by Vakas, seconded by Felter, to approve item L, Resolution No. 26-1012. The motion carried by the following vote:

Yes: Schoonover, Felter, Vakas, Essex, Creighton, Deneault, and Bacon

M. Consideration of Resolution No. 26-1013 authorizing the 2026 Sidewalk Construction Project, PN 3-C-072-26.
approved.

N. Consideration of Resolution No. 26-1014 authorizing the 2026 Streetlight LED Conversion and Maintenance Project, PN 3-C-009-26.
Councilmember Schoonover said he pulled this because he was intending to ask if it made sense to allocate less funding to this project and more to the Neighborhood & School Traffic Safety Improvements they had been discussing. However, he said he was satisfied with the grant funding for the school safety project.

Motion by Vakas, seconded by Felter, to approve item N, Resolution No. 26-1014. The motion carried by the following vote:

Yes: Creighton, Deneault, Bacon, Schoonover, Felter, Vakas, and Essex

O. Consideration of Resolution No. 26-1015 authorizing the 2026 Street Preservation Program, PN 3-P-000-26.
approved.

- P.** Consideration of Resolution No. 26-1016 authorizing the 2027 Street Reconstruction Program, 3-R-000-27.
approved.
- Q.** Consideration of Resolution No. 26-1017 authorizing the 2026 Structures Repair Project, PN 3-G-000-26.
approved.
- R.** Consideration of Resolution No. 26-1018 authorizing the 2026 Traffic Signals Project, PN 3-TS-000-26.
approved.
- S.** Consideration of an Agreement with BNSF Railway for funding of the BNSF West Track Separation Preliminary Engineering Project, PN 3-C-029-24.
Councilmember Creighton asked for additional information regarding this project. Nate Baldwin, City Engineer, provided additional information for citizens and said they are thrilled to have funding from BNSF to assist with this project.

Mayor Bacon said he thought this was a great project and is looking forward to it. Mr. Baldwin said it will set the foundation for a lot of great things regarding railroad crossings in the City.

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

Yes: Creighton, Essex, Vakas, Felter, Schoonover, Bacon, and Deneault

- T.** Consideration of Engineer's Estimate, acceptance of bids and Award of Contract to Pyramid Contractors, Inc. for construction of the Cedar Creek Trail Phase III Project, PN 4-C-009-24.
approved.
- U.** Consideration of Engineer's Estimate, acceptance of bids and Award of Contract to Sands Construction LLC, for construction of Pioneer Park Project, Phase 1, PN 4-C-021-22.
approved.
- V.** Consideration of Amendment No. 1 with Garney Companies, Inc. for the Cedar Creek WWTP Expansion Phase II, PN 1-C-013-25, and the Cedar Creek Solids Handling Expansion Projects, PN 1-C-025-25.
approved.
- W.** Consideration of Resolution No. 26-1019 authorizing the 2026 ADA Sidewalk Repair and Replacement Project, PN 3-C-093-26.

approved.

- X. Consideration of Amendment No. 1 to the Intergovernmental Cooperative Agreement for Sewer Service between the City of Olathe and Johnson County.

approved.

- Y. Consideration of approval for an updated Interlocal Cooperation Agreement between the Olathe Public Library and the Johnson County Library for automated circulation, customer, and bibliographic services.

approved.

8. NEW BUSINESS

- A. Consideration of Ordinance No. 26-03 (RZ25-0018), requesting approval of a rezoning from the O (Office) District to the C-1 (Neighborhood Center) District with a preliminary site development plan for Solomon's Porch Assisted Living, located at 16560 Indian Creek Parkway. Planning Commission recommends approval 8 to 0.

Councilmember Creighton expressed concerns about issues with the detention basin and asked staff if this would be addressed. Taylor Vande Velde, Planner II, provided information to show how additional stormwater issues would be addressed with the new development.

Councilmember Felter said this is an exciting project. She did say she believed there was a need for additional road work, but indicated she understood the developer is open to addressing the issue.

Mayor Bacon asked about the existing access roads and Ms. Vande Velde said there had been conversations with the developer regarding the streets.

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-03. The motion carried by the following vote:

Yes: Schoonover, Bacon, Felter, Vakas, Essex, Creighton, and Deneault

- B. Consideration of Ordinance No. 26-04 (RZ25-0016), requesting approval of a rezoning from the C-2 (Commercial Center) District to the R-4 (Residential Medium-Density Multifamily) District with a preliminary site development plan for Stellar Apartments, located south of 133rd Street and east of Blackfoot Drive. Planning Commission recommended

approval 7 to 0.

Emily Carrillo, Senior Planner, provided a presentation to the Council regarding this project.

Councilmember Deneault said he believed there was a lot of care that went into the planning of this development.

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-05. The motion carried by the following vote:

Yes: Schoonover, Felter, Vakas, Essex, Creighton, Deneault, and Bacon

- C.** Consideration of Ordinance No. 26-05 requesting approval to annex approximately 4.57 acres, located northwest of W. 175th Street and S. Mur-Len Road (ANX25-0006).

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-05. The motion carried by the following vote:

Yes: Essex, Creighton, Deneault, Bacon, Schoonover, Felter, and Vakas

9. GENERAL ISSUES AND CONCERNS OF CITIZENS

Charlotte O'Hara, an Olathe business owner, spoke regarding STAR bonds. Bridgette Moore, an Olathe resident, spoke regarding ICE preparedness.

10. CONVENE FOR PLANNING SESSION

A. REPORTS

1. Report on a request for annexation (ANX26-0001) of approximately 4.70 acres located northwest of W. 175th Street and Lone Elm Road.
Report accepted.

B. DISCUSSION ITEMS

1. Discussion on the City Hall Parking Garage project, PN 6-C-003-24.
Zach Hardy, Deputy Infrastructure Director, introduced Graham Still with Finkle Williams to provide the presentation.

Mayor Bacon asked if there was a timeline to share. Mr. Hardy said they anticipate construction beginning in June of 2026 and hope to have the garage open by September 2027, in

time for Old Settlers. He also said there were plans in place to communicate parking alternatives during the construction.

Councilmember Schoonover asked if other City Hall construction would be completed soon. Mr. Hardy assured the Council current work on City Hall will be completed very soon. Mr. Schoonover also asked for clarification on the cost of the construction and Mr. Still clarified the numbers that were presented.

Councilmember Creighton asked for clarification regarding the EV charging locations and also asked if it was possible to expand the garage in the future if there was a need.

Mr. Hardy said the plans are to have the EV charging stations outside the garage to mitigate danger of fire. Mr. Still also said the garage will be designed to have a sprinkler system.

Mr. Hardy said they would continue to have discussions regarding possible future expansion.

2. Discussion of Fire Station No. 4 project, PN 6-C-022-25.
Zach Hardy, Deputy Infrastructure Director, introduced Jessica Reed-Shultz with Finkle Williams to provide the presentation.

Mayor Bacon asked how old the current station is and staff indicated it was built in the 70's. He asked when construction would begin and Ms. Reed-Shultz said November.

Councilmember Deneault asked if it were possible to add a trail behind the station and Ms. Reed-Shultz said they would look at the plans and see if one could be incorporated.

11. EXECUTIVE SESSION

Meeting went into Recess

Meeting reconvened

Meeting went into Recess

Meeting reconvened

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

Motion by Vakas, seconded by Felter, to recess into an executive session for evaluation of an individual employee, a municipal court judge, pursuant to the non-elected personnel exception provided in K.S.A. 75-4319(b)(1) for 30 minutes, with the open meeting resuming here in the City Council chambers at 8:44 P.M. The motion carried by the following vote:

Yes: Bacon, Schoonover, Felter, Vakas, Essex, Creighton, and Deneault

The open meeting reconvened at 8:44 PM and Mayor Bacon said they needed an additional 15 minutes. Councilmember Vakas made a motion to recess back into executive session with the open meeting resuming in the Council Chambers at 9:00 P.M. Councilmember Schoonover seconded the motion and it was passed 4-0.

12. RECONVENE FROM EXECUTIVE SESSION

Motion by Vakas, 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: Schoonover, Felter, Vakas, Essex, Creighton, Deneault, and Bacon

13. ADDITIONAL ITEMS

Councilmember Creighton said he would like an update on the regulations for electric scooters and electric bikes. City Attorney, Ron Shaver, said staff is working on it and would be addressing it soon.

Councilmember Schoonover said it was great to see the high school students recognized. He also thanked Michael Wilkes for his leadership.

Councilmember Felter congratulated Michael Wilkes on his retirement. She said the OHRC did a great job on the MLK annual contest.

Councilmember Vakas thanked Michael Wilkes for his contribution to the City.

Councilmember Essex congratulated the student champions and thanked Michael Wilkes for all he has done for the City.

Councilmember Deneault said he is excited about the safe streets grant and also thanked Michael Wilkes for his leadership.

Susan Sherman, Deputy City Manager, congratulated Michael Wilkes on retirement.

Jamie Robichaud, Economy Director, introduced Lucas Mellinger, who has recently joined the City as the Deputy Chief Financial Officer/Contoller.

Mayor Bacon invited high school students to register to participate in Student Government Day on February 6th.

He also announced there will be two more open houses this month for residents to learn about the Elevate Olathe Comprehensive Plan and invited residents to go to OlatheKS.gov/ElevateOlathe to learn more.

The Mayor thanked Olathe Northwest for hosting the annual Martin Luther King Contest and Celebration.

He congratulated Michael Wilkes on his retirement.

The Mayor also shared a few comments regarding the Chiefs headquarters and training facility in Olathe. He explained there would be a public hearing scheduled in the near future and the Council would also be asked to consider an ordinance to pledge support. He said there were additional details to work out before the vote would take place but encouraged citizens to watch the agendas for next two meetings.

He said he believed the development provides a lot of potential benefits for the city, and is excited about the possibilities it brings to Olathe.

14. ADJOURNMENT

The meeting was adjourned at 9:12 P.M.

Brenda D. Swearingian
City Clerk

