



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:

- 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 related to financial affairs or trade secrets of a corporation pursuant to the exception provided in K.S.A. 75-4319(b)(4) for 30 minutes, with the open meeting resuming in City Council chambers at 6:30 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: Schoonover, Felter, Vakas, Essex, Creighton, Deneault,
and Bacon

4. WELCOME RECEPTION FOR SUSAN SHERMAN - 6:30, City Hall Lobby

Mayor Bacon stated that the Council would take a break to attend the welcome reception for City Manager, Susan Sherman, with the open meeting resuming in the City Council chambers at 7:00 PM.

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

6. PLEDGE OF ALLEGIANCE

Mayor Bacon invited scouts from Troops 487 and 315 to lead them in the Pledge of Allegiance.

Mayor Bacon took a moment to recognize Susan Sherman as the new City

Manager of Olathe.

Ms. Sherman stated that she is honored for the opportunity to serve as City Manager.

7. SPECIAL BUSINESS

- A.** Proclamation recognizing February as Black History Month
Mayor Bacon read and presented the proclamation to Brandi Leggett, Central Elementary School Principal.

Ms. Leggett thanked the mayor and council for the recognition and spoke briefly about the importance of Black History Month.

- B.** Proclamation recognizing Feb. 16-20, 2026 as Random Acts of Kindness Week
Mayor Bacon read and presented the proclamation to a group of Olathe students.

The students thanked the Mayor and Council for the proclamation and spoke about the theme for the week, "Kindness ties us all together."

8. PUBLIC HEARINGS

- A.** Public hearing and consideration of Ordinance No. 26-06 electing to participate in a STAR Bond project by specifying a pledge of local sales and use taxes as a source of repayment of STAR Bonds to be issued by the Kansas Development Finance Authority and setting the base year revenue for local sales and use taxes, all pursuant to K.S.A. 12-17,160 et seq., as amended.

Mayor Bacon opened the public hearing.

Ron Shaver, City Attorney, provided a presentation to the council.

Twenty-four individuals spoke during the public hearing regarding the proposed STAR Bond funding.

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

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

Councilmember Vakas asked for clarification on the overarching STAR Bond Districts and what the state is providing. Mr. Shaver provided details from the letter received from the state on what the state expects to see from the project and how much it plans to pledge toward the STAR Bonds.

Councilmember Essex stated that the state's portion of taxes is on new development only and not raising taxes. Ms. Essex asked Mr. Shaver to further explain what the council was being asked to vote on. She also asked additional clarifying questions about future required fiscal analysis. Mr. Shaver stated that if positive action is taken, the city would be pledging sales tax and more information will be provided, including details on the bonds and what will be needed to make this project continue moving forward.

Councilmember Felter asked for clarification on whether the 30-year bonds could be extended beyond the 30-year term. Mr. Shaver stated they could be paid off sooner, but not extended more than 30 years. Dr. Felter also asked if the city was driving this project. Mr. Shaver stated that this portion is part of a much larger economic project, and Olathe is only a small portion of it.

Councilmember Schoonover asked if the ordinance is approved tonight and the bonds are not repaid within 30 years, what happens? Mr. Shaver stated that bondholders assume the risk when purchasing bonds. Mr. Schoonover asked clarifying questions about the city portion being proposed, including whether it will be limited to sales taxes earned within the Base Revenue Area. Mr. Shaver stated, that is correct.

Councilmember Creighton stated that he wants to ensure there are guardrails and limits to protect the city and pointed to specific portions of the ordinance that will protect Olathe. Mr. Creighton also reiterated that this will not be the city's debt.

Councilmember Vakas stated that this is not a one-and-done vote and that other items will come before the council for consideration. Mr. Vakas also noted that the STAR Bond owners will assume the debt risk.

Councilmember Deneault thanked all the citizens for their feedback, which has helped him understand what we need to be concerned about as the council considers Olathe's pledge.

Councilmember Essex stated she appreciated all the emails and texts from citizens. Ms. Essex stated that STAR Bonds pose investor risk because, if the bonds are not repaid, the investor assumes the risk of their investment. Ms. Essex added that the proposed Base Revenue Area has not been developed.

Councilmember Felter stated that the vote on this ordinance is not about the Chiefs but about the citizens of Olathe, by attracting high-quality development.

Mayor Bacon stated he is excited that the Chiefs are staying in the metro area and that this ordinance is an easy vote for him.

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-06. The motion carried by the following vote:

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

9. 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

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

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

- A.** Consideration of approval of the City Council minutes of the January 20, 2026 meeting.
approved.
- B.** Consideration of new license(s) as recommended by the City Clerk.
approved.
- C.** Consideration of renewal license(s) as recommended by the City Clerk.
approved.
- D.** Request for the acceptance of the dedication of land for public easements for a final plat for Solomon's Porch (FP25-0040), containing one (1) lot and one (1) tract on approximately 2.74 acres, located northeast of N. Mur-Len Road and W. Indian Creek Parkway. Planning

Commission approved the plat 8 to 0.
approved.

- E.** Consideration of Consent Calendar.
approved.
- F.** Consideration of Engineer's Estimate, acceptance of bids and award of contract to Industrial Salvage & Wrecking Co. Inc. for demolition of buildings associated with the Santa Fe, Ridgeview to Mur-Len, Improvements Project, PN 3-C-025-18.
approved.
- G.** Consideration of Engineer's Estimate, acceptance of bids, and award of contract to SAK Construction, LLC for construction of the Cardinal Dr & Meadowbrook Sanitary Sewer Rehabilitation Project, PN 1-R-001-24.
approved.
- H.** Consideration of renewal of contract to Integrity Locating Services, LLC for underground utility locating services.
approved.
- I.** Consideration of Supplemental Agreement No. 1 with Jacobs Engineering Group for design of the WPT2: Membrane Module Replacement Project, PN 5-C-034-25.
approved.
- J.** Consideration of lease agreement with KC Bobcat for three compact track loaders.
approved.
- K.** Consideration of bid and award of contract to C&B Equipment for water and wastewater pump repair and replacement, and vertical well testing and cleaning for Environmental Services Division of Infrastructure.
approved.
- L.** Consideration of award of contract to Electrical Corporation of America, Inc. for materials and services related to the installation and maintenance of network and data cabling.
approved.

10. NEW BUSINESS

- A.** Consideration of Ordinance No. 26-07 (RZ25-0017), requesting approval of a rezoning from the CTY-RUR (County Rural), C-2 (Community Center), R-1 (Residential Single Family), and RP-1 (Planned Single Family) Districts to the CC (Cedar Creek) District, located southwest of College Boulevard and Cedar Creek Parkway. Planning Commission recommended approval 7 to 1.
Councilmember Creighton asked for clarification on the one no vote

from the Planning Commission meeting. Kim Hollingsworth, Planning and Development Manager, stated there were questions on the existing zoning on the property and if it made more sense to leave the current zoning in place, but no other questions were raised.

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-07 (RZ25-0017). The motion carried by the following vote:

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

- B.** Consideration of Ordinance No. 26-08 (ANX26-0001) requesting approval to annex approximately 4.70 acres located northeast of W. 175th Street and Lone Elm Road.

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-08 (ANX26-0001). The motion carried by the following vote:

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

11. GENERAL ISSUES AND CONCERNS OF CITIZENS

Jeraida Pantoja Piccard, Olathe resident, spoke about the animal code.

Carol Davis, Overland Park resident, spoke about community cats.

12. ADDITIONAL ITEMS

Councilmembers congratulated City Manager, Susan Sherman on her new position.

Councilmember Creighton stated on Saturday that he participated in a walk for Health Partnership Clinic, where over \$16k was raised.

Councilmember Schoonover noted that Olathe has a strong Hispanic community and that many neighbors may feel insecure or at risk, and stated that everyone is welcome in Olathe.

Councilmember Vakas stated that he believes the animal ordinance needs to be reviewed. Additionally, he noted that funding would need to be examined to evaluate the TNR program.

Councilmember Essex noted she loves hearing from the local high school students.

Councilmember Deneault stated that Starfish Project is always looking for volunteers.

City Manager Susan Sherman stated she is excited to lead the organization. She also thanked the council for the work they put into the STAR Bond item and acknowledged that it took time away from their families.

Mayor Bacon stated he will be joining the Olathe Mayor's Children's Fund to thank the Olathe Public Schools for their support of the Pennies for Shoes campaign. He also noted that at the next council meeting, grant checks will be presented to the charity partners of the Olathe Mayor's Children's Fund.

13. ADJOURNMENT

The meeting adjourned at 9:27 PM.

Eric Strimple
Assistant City Clerk