



Council Budget Kickoff Workshop - City of Governors, 5:30 P.M.

1. CALL TO ORDER

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

Others in attendance were City Manager, Susan Sherman, City Attorney, Ron Shaver and members of City staff.

2. PLEDGE OF ALLEGIANCE

Mayor Bacon noted that New Business Item D has been removed from the agenda and will be considered at a later date.

3. SPECIAL BUSINESS

- A.** Proclamation recognizing May 3-9, 2026 as Public Service Recognition Week.

Mayor Bacon read and presented the proclamation to Kate Messer, Financial Strategy Manager for the City of Olathe, 2025 recipient of the Leadership Philosophy Award.

Ms. Messer thanked the mayor and council for the recognition and spoke briefly about Public Service Recognition Week.

- B.** Recognition of 2026 Olathe Civic Academy graduates.

Mayor Bacon introduced Mimi O'Hare, Volunteer Coordinator.

Ms. O'Hare, introduced the Civic Academy graduates.

Civic Academy participants, Kate Guimbellot and Mary Verett, provided remarks on their experiences while participating in the Civic Academy.

Mayor Bacon presented certificates to Civic Academy participants.

4. PUBLIC HEARINGS

- A.** Public Hearing and Consideration of Resolution No. 26-1037 on a request by Aspen Industrial Land Fund I, LLC and assigns for an issuance request for industrial revenue bonds and tax phase-in for a first phase project request in a business park with a master resolution. The first phase project will construct a 215,575 sf facility on a 12.87 acre parcel located near the northwest corner of 171st Street & Lone Elm Road.

Mayor Bacon opened the public hearing.

No public comments were heard.

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

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

Motion by Vakas, seconded by Felter, to approve Resolution No. 26-1037. The motion carried by the following vote:

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

No: Schoonover

- B.** Consideration of Resolution No. 26-1038 on a request by Aspen Industrial Land Fund I, LLC and assigns for an issuance request for a master resolution for industrial revenue bonds and tax phase-in for the construction of approximately 1,340,615 square feet of warehouse and industrial facilities on a total of 80.45-acres located on the NWC of 171st Street & Lone Elm Road.

Motion by Vakas, seconded by Felter, to approve Resolution No. 26-1038. The motion carried by the following vote:

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

No: 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 H to be pulled and considered separately.

Approval of the Consent Agenda

Motion by Vakas, seconded by Felter, to approve the Consent Agenda with the exception of item H. 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 April 21, 2026 meeting.
approved.
- B.** Consideration of renewal license(s) as recommended by the City Clerk.
approved.
- C.** Consideration of approval of the City Manager's travel to facilitate the Athenian Conference April 11-17 in Charleston, South Carolina.
approved.
- D.** Request for the acceptance of the dedication of the land for public street right-of-way for a final plat for Brogden Car Wash (FP26-0005), containing one (1) lot and one (1) tract on approximately 1.56 acres, located northeast of E. Santa Fe Street and N. Ridgeview Road. Planning Commission approved the plat 8 to 0.
approved.
- E.** Consideration of approval of the Consent Calendar.
approved.
- F.** Consideration of Engineer's Estimate, acceptance of bids and award of contract to Donelson Construction Company, LLC for construction of the 2026 MAQS Micro Surface Project, PN 3-P-008-26.
approved.
- G.** Consideration of a Professional Services Agreement with HNTB Corporation for Watershed Improvement Preliminary Project Studies, PN 2-R-005-26.
approved.
- H.** Consideration of a Professional Services Agreement with HNTB Corporation for K-10 at Lone Elm 24-Inch Watermain Relocation Project, PN 5-C-014-26.
Councilmember Schoonover asked that this item be pulled to allow staff to provide an explanation of the need for the relocation. Nate Baldwin, City Engineer, provided details on why the water main needed to be relocated along K-10 and that the State of Kansas will pay for the relocation.

Councilmember Felter asked for clarification on whether it was an

interchange or an overpass. Mr. Baldwin stated it is currently being designed as an interchange.

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

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

- I. Consideration of Professional Services Agreement with Bartlett & West Inc. for the design of the Northgate Street Arterial Mill and Overlay Project, PN 3-P-001-27, and the Mur-Len Road Arterial Mill and Overlay Project, PN 3-P-003-27.
approved.
- J. Consideration of an agreement with Johnson County for vegetation maintenance of the Stream Rehabilitation Near 125th Terrace project, PN 2-R-001-24.
approved.
- K. Consideration of renewal of contracts for water and wastewater treatment chemicals for the Environmental Services Division of Infrastructure.
approved.
- L. Acceptance of bid and consideration of award of contract to Xylem Dewatering Solutions Inc. (d/b/a Wachs Water Services) for water valve and fire hydrant exercise, inspections, and fire flow testing.
approved.

6. NEW BUSINESS

- A. Consideration of Ordinance No. 26-17 (RZ26-0001), requesting approval of a rezoning from the CTY-RUR (County Rural) District to M-2 (General Industrial) District and a preliminary site development plan for Hedge Industrial Park East on approximately 80.47 acres, located southwest of W. 167th Street and Lone Elm Road. Planning Commission recommends approval 6 to 0.
Senior Planner, Emily Carrillo, provided a presentation to the council.

Councilmember Essex asked if there was a traffic study. Chief Development Engineer, Charlie Love, noted that a traffic study did take place and mentioned that there are other proposed projects in the area, and the studies provided with them are consistent with this study. Ms. Essex asked if the turn lanes were sufficient; Mr. Love stated, yes.

Councilmember Schoonover stated that there have been many discussions about this area in southern Olathe and added that residents do not feel the traffic flow and road design is sufficient for the growth. Mr. Love provided clarification on restrictions of full access along Lone Elm Rd. He also noted that 171st Street will be constructed by the developer. Mr. Schoonover expressed concerns about the current infrastructure in the area amid the proposed growth.

Councilmember Felter asked if the north road would align with the future Fire Station #10. Mr. Love stated the fire station's drive may have to shift north or south to accommodate a potential future signaled intersection aligning with this project. Dr. Felter also feels that policy may need to be reviewed to ensure funding streams for infrastructure and public safety as growth continues.

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-17. The motion carried by the following vote:

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

- B.** Consideration of Ordinance No. 26-18 (RZ26-0002), requesting approval of a rezoning from the CTY RUR (County Rural) District to the M-2 (General Industrial) District and a preliminary site development plan for DRG Olathe on approximately 37.63 acres, located southwest of W. 167 Street & Lone Elm Road. Planning Commission recommends approval 6 to 0.

Senior Planner, Jessica Schuller, provided a presentation to the council.

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-18. The motion carried by the following vote:

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

- C.** Consideration of Ordinance No. 26-19 (RZ26-0003), requesting approval of a rezoning from the CTY PRN2 (Planned Residential Neighborhood) District to the M-2 (General Industrial) District and a preliminary site development plan for Lone Elm Commerce Center on approximately 60.5 acres, located northwest of W. 167th Street and Lone Elm Road. Planning Commission recommended approval 6 to 0. Planner II, Taylor Vande Velde, provided a presentation to the

council.

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-19.
The motion carried by the following vote:

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

- D.** Consideration of Ordinance No. 26-20, request for approval pertaining to the taking off and landing of unmanned aircraft systems, commonly referred to as drones; creating section 9.12.260 of the Olathe Municipal Code.

Item removed from the agenda to be considered at a later time.

7. GENERAL ISSUES AND CONCERNS OF CITIZENS

Kate Guimbellot, an Olathe resident, spoke about city leadership.

James Van Booven, an Olathe resident, spoke about drones.

8. CONVENE FOR PLANNING SESSION

A. REPORTS

- 1.** Report on a request by DRG Holdings LLC and assigns for a request for the issuance of industrial revenue bonds and tax phase-in for a single series issuance for an industrial warehouse facility. The project will entail the construction of a 251,160 sq ft of warehouse and industrial space on a 17.55- acre parcel at the southwest corner of 167th Street & Lone Elm Road.
Report accepted.
- 2.** Report on a request by DRG Holdings LLC and assigns for an issuance request for a master resolution for industrial revenue bonds and tax phase-in for the construction of approximately 558,960 square feet of warehouse and industrial facilities on a total of 37.63-acres located on the SWC of 167th & Lone Elm Road.
Report accepted.
- 3.** Report regarding proposed amendments to Title 7 of the Olathe Municipal Code allowing expanded hours for the sale of alcoholic beverages during the 2026 FIFA World Cup.
Mayor Bacon asked general questions regarding alcohol licenses. City Manager, Susan Sherman, stated staff would look into them and she would follow up with council.

Report accepted.

B. DISCUSSION ITEMS

1. Discussion of the 2026 Federal Legislative Program
Deputy City Attorney, Amanda Stanley, provided a brief presentation to the council.

Councilmember Vakas stated that he would like to see a fixed rail transit vision added to the program.

Councilmember Schoonover stated it is a great program. Mr Schoonover asked clarifying questions regarding prescription drug cost changes. Ms. Stanley stated that it is a state change where they added a dispensing fee. Mr. Schoonover also asked about tariffs and if there is a way to point out the financial impacts they are having on the city.

Councilmember Felter stated she appreciates the brochure but would also like to be able to be specific with the federal delegation on what federal funds Olathe has received over the years so they can thank the federal delegation more specifically.

Councilmember Denault asked if there was room to touch on housing. Ms. Stanley showcased items in the brochure that address housing and noted that the items could be strengthened some.

9. ADDITIONAL ITEMS

Councilmember Denault noted that it is National Small Business Week and thanked the local small business owners. He also stated that next week is Teacher Appreciation Week.

Councilmember Essex congratulated the graduates of Olathe Civic Academy. Ms. Essex also noted that it is Municipal Clerk Week and thanked the clerk staff for all they do. She also appreciated seeing staff working with students in the

local schools.

Councilmember Vakas thanked city staff for all they do for the citizens of Olathe, congratulated the Olathe Civic Academy graduates, and noted that Leadership Olathe, through the Chamber, will hold its graduation next week.

Councilmember Felter congratulated the Olathe Civic Academy graduates and recognized the clerks for Municipal Clerk Week.

Councilmember Schoonover gave a shout-out to the graduates of Project Citizen, a program for high school students. He also thanked everyone who has provided feedback on the proposed drone ordinance. Mr. Schoonover asked about the water emergency in Louisburg. Infrastructure Director, Mary Jaeger, provided an explanation of the issue they had.

Councilmember Creighton thanked city staff and those who took part in the Olathe Civic Academy. He also thanked staff for listening to citizens' concerns about the proposed drone ordinance.

City Manager, Susan Sherman, thanked the council for recognizing Public Service Recognition Week. She also noted it is construction season and projects are ramping up.

Mayor Bacon noted that May is Asian American Pacific Islander Month. He also noted upcoming city events, including the Sip and Shop next Wednesday and concerts throughout the summer.

10. ADJOURNMENT

The meeting adjourned at 8:33 PM.

Eric Strimple
Deputy City Clerk

