



1. CALL TO ORDER

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

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

2. PLEDGE OF ALLEGIANCE

Mayor Bacon announced item N on the Consent Agenda would be considered at a later date.

3. SPECIAL BUSINESS

A. Consideration of Resolution No. 26-1024 reappointing a member to the Planning Commission.

Mayor Bacon introduced Wayne Janner, Chairman of the Planning Commission. Mr. Janner introduced Megan Lynn and Mayor Bacon presented her with a certificate of reappointment.

Motion by Vakas, seconded by Creighton, to approve Resolution No. 26-1024. The motion carried by the following vote:

Yes: Bacon, Vakas, Creighton, and Deneault

Absent: Schoonover, Felter, and Essex

B. Consideration of Resolution No. 26-1025 appointing members to the Parks and Recreation Leadership Board and Board of Trustees of the Olathe Parks and Recreation Foundation.

Mayor Bacon introduced Chairman of the Parks and Recreation Board, Greg Foss. Mr. Foss introduced the individuals being reappointed to the board and Mayor Bacon presented each with a certificate.

Motion by Vakas, seconded by Creighton, to approve Resolution No. 26-1025. The motion carried by the following vote:

Yes: Bacon, Vakas, Creighton, and Deneault

Absent: Schoonover, Felter, and Essex

- C.** Proclamation recognizing Olathe as a Seven Days City.
Mayor Bacon read and presented the proclamation to Seven Days board member, Ms. Parveen Banu Siddique. Ms. Siddique thanked the Mayor and Council for the proclamation.
- D.** Presentation of Johnson County 2026 Revaluation.
Mayor Bacon invited Johnson County Appraiser, Carolyn Logan, to provide a presentation regarding residential and commercial property value assessment in Olathe.

Councilmember Creighton thanked Ms. Logan for her presentation.

Councilmember Deneault asked how the models are created and how changes are made when there are discrepancies. Ms. Logan said they report to the Kansas Department Of Revenue and they do validations to ensure accuracy. Mr. Deneault also asked how Olathe compares to other Cities regarding commercial properties. Ms. Logan said she would provide that information to the Council.

Councilmember Vakas asked questions about the abated properties in Olathe. Ms. Logan said they report this by parcel and the graph could be skewed depending on how many parcels are included in the property that is abated. She also said it could be because of the abatements that are rolling off compared to new ones coming on.

Mayor Bacon asked for clarification regarding building permits verses certificate of occupancy. Ms. Logan said she would look into that and provide additional information.

Mayor Bacon also said he would like to know the dollar amount of abatements and not just the number of parcels. Ms. Logan said they could provide that information to the Council.

Mayor Bacon asked additional questions about the appraised values and the sales of a home. Ms. Logan provided additional clarification.

4. 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 Creighton, to approve the Consent Agenda with the exception of items H and N. The motion carried by the following vote:

Yes: Bacon, Vakas, Creighton, and Deneault

Absent: Schoonover, Felter, and Essex

- A.** Consideration of approval of the City Council meeting minutes of March 3, 2026.
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.** Consideration of a spend authorization for City Manager Susan Sherman to travel for the Athenian Conference in Charleston, South Carolina from April 12 to April 17.
approved.
- E.** Consideration of a Spend Authorization for City Auditor Caitlin Clark to travel to Cleveland, Ohio to attend the Association for Local Government Auditor's annual conference from May 3 to May 6.
approved.
- F.** Consideration of Spend Authorization for Mayor John Bacon to attend League of Kansas Municipalities' meetings during 2026 at various Kansas cities, including Manhattan, McPherson, Concordia, Wichita and Topeka.
approved.
- G.** Consideration of an agreement for Johnson County Circulator Route Transit Service with Johnson County.
approved.
- H.** Consideration of Resolution No. 26-1026 (SU25-0007), requesting approval for a Telecommunications Facility for Mather West, located southwest of 151st Street and S. Red Bird Street. Planning Commission recommended approval 7 to 0.
Councilmember Vakas asked for Item H to be removed and

considered separately. He indicated that the Council had received letters of concern from residents and he wanted staff to provide some additional information.

Chet Belcher, Chief Community Development Officer, provided a presentation. He said there had been no notification for neighbors because they are not within the designated distance. He said it is zoned industrial and this type of facility is regulated by the FCC.

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

Yes: Bacon, Vakas, Creighton, and Deneault

Absent: Schoonover, Felter, and Essex

- I. Consideration of an award of contract to Leath & Sons, Inc. for the Main 11 Emergency Sanitary Sewer Rehabilitation Project, PN 1-R-004-23. approved.
- J. Consideration of a Relocation and Reimbursement Agreement with Atmos Energy Corporation for the Black Bob Road, 153rd Terrace to 159th Street, Improvements Project, PN 3-C-041-23. approved.
- K. Consideration of approval of Amendment No. 2 to the Master Agreement for Professional Services with HDR Engineering, Inc. for On-Call Engineering Services for Environmental Services. approved.
- L. Consideration of award of contract to Thompson Consulting Services for disaster debris monitoring services. approved.
- M. Consideration of award of contract to CrowderGulf, LLC. for disaster debris management services. approved.
- N. Consideration of award of contract to Strada U.S. Professional Services, LLC. for configuration, testing and deployment of the Workday Adaptive Planning solution.
Staff requested this item to be removed from the consent agenda and considered at a later date.
Withdrawn.
- O. Consideration of award of contract to Avaap U.S.A. LLC for Workday Application Managed Services (AMS) production support.

approved.

5. NEW BUSINESS

- A.** Consideration of Ordinance No. 26-11 (RZ25-0020), requesting approval of a rezoning from the BP (Business Park) District to C-2 (Community Center) District with a preliminary site development plan for Dillons at Sunnybrook and the public dedications for a final plat (FP25-0043) of Sunnybrook Business Park 4th Plat on approximately 14.11 acres, located southwest of College Boulevard and S. Lone Elm Road. Planning Commission recommends approval 7 to 0.

Nathan Jurey, Senior Planner, provided a presentation regarding this project.

Councilmember Creighton asked about the connection to the East. Mr. Jurey said there is a daycare being built to the South and there will be a connection there in the future.

Councilmember Vakas said this is a great project. He shared concerns about the stormwater run-off and asked that there be special focus on that issue.

Mayor Bacon said this is an exciting project. He asked questions about the staging of trucks. Mr. Jurey said all the truck activity will be on the property and they will not have staging on the street.

Mayor Bacon asked about the timing for opening this store and Mr. Jurey said it would be open in the Fall of 2027.

Motion by Vakas, seconded by Creighton, to approve Ordinance No. 26-11. The motion carried by the following vote:

Yes: Bacon, Vakas, Creighton, and Deneault

Absent: Schoonover, Felter, and Essex

Motion by Vakas, seconded by Creighton, to approve the preliminary site development plan for Dillons at Sunnybrook and final plat, FP25-0043. The motion carried by the following vote:

Yes: Bacon, Vakas, Creighton, and Deneault

Absent: Schoonover, Felter, and Essex

- B.** Consideration of Ordinance No. 26-12 (RZ25-0008), requesting

approval of a rezoning from the C-3 (Regional Center) and MP-2 (Planned General Industrial) Districts to C-3 (Regional Center) District with a preliminary site development plan for the Olathe Animal Care Campus on approximately 7.44 acres, located northwest of E. Santa Fe Street and N. Ridgeview Road. Planning Commission recommends approval 7 to 0.

Nathan Jurey, Senior Planner, provided a presentation regarding this project.

Councilmember Vakas said he believes this is a good project and it will serve Olathe well.

Councilmember Deneault said he is looking forward to seeing this project continue moving forward.

Mayor Bacon said he is excited about the project. He said he appreciates the staff working hard on moving forward.

Motion by Vakas, seconded by Creighton, to approve Ordinance No. 26-12. The motion carried by the following vote:

Yes: Bacon, Vakas, Creighton, and Deneault

Absent: Schoonover, Felter, and Essex

6. GENERAL ISSUES AND CONCERNS OF CITIZENS

None heard.

7. CONVENE FOR PLANNING SESSION

If report items are present, they have been prepared for informational purposes and will be accepted as presented. There will be no separate discussion unless a Councilmember requests that a report be removed and considered separately.

A. REPORTS

1. Report regarding proposed amendments to Title 10 of the Olathe Municipal Code (the Olathe Traffic Ordinance).
Councilmember Vakas asked for clarification regarding different devices and what they are called.

Bob Gallimore, Assistant City Attorney, said some of this is governed by the state legislature. He said some could be simplified by putting two classes into one category.

Councilmember Creighton thanked staff for working on this and was able to provide additional information to residents. He asked how this recommended ordinance compares to surrounding municipalities. Mr. Gallimore said there are some similarities and some differences. Most require riders under the age of 18 to wear helmets but would provide additional information.

Mayor Bacon said he thinks this technology is changing quickly. He asked staff to bring this back as a report again before considering for approval. He also suggested asking the teen council to review the proposed ordinance since young riders are heavy users of these devices.

2. Report on Request by Aspen Funds, LLC and Assigns to Amend Resolution 25-1032 (Building 1)
Report accepted.
3. Report on Request by Aspen Funds, LLC and Assigns to Amend Resolution 25-1031 (Master Resolution)
Report accepted.
4. Report on Request by Blue Springs Safety Storage South, LLC and assigns to amend resolution No. 25-1030 (Building 1)
Report accepted.
5. Report on Request by Blue Springs Safety Storage South, LLC and assigns to amend Resolution 24-1045 (Master Resolution)
Report accepted.

8. ADDITIONAL ITEMS

Councilmember Creighton acknowledged that there were other members of the council who did not support the animal shelter project due to the cost. He said he recognized it was a lot of money and admonished staff to get the most for the amount being spent.

Councilmember Vakas express Happy St. Patrick's Day to everyone and said he is looking forward to Spring.

Councilmember Deneault acknowledged there are a lot of influences in the

world to divide but most people want to connect and understand each other better. He said differences should be celebrated and was pleased with the Seven Days proclamation.

City Manager, Susan Sherman congratulated Eric Strimple on his promotion to Deputy City Clerk.

Mayor Bacon invited residents to participate in the Olathe Mayor's Community Food Drive in April.

9. ADJOURNMENT

The meeting was adjourned at 8:14 P.M.

Brenda D. Swearingian

City Clerk