



1. CALL TO ORDER

Present: Bacon, Vogt, Schoonover, Felter, Vakas, and Essex
Absent: Gilmore

Others in attendance were City Manager, Michael Wilkes, Deputy City Manager, Susan Sherman, and City Attorney, Ron Shaver.

2. 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 Felter, to 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) for 45 minutes. The open meeting will resume in the City Council Chambers at 6:16 P.M. The motion carried by the following vote:

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

Councilmember Gilmore arrived at 5:39 PM and joined the Executive Session.

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

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

- B.** 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).

Motion by Vogt seconded by Gilmore 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 30 minutes. The open meeting will resume in the City Council chambers at 6:49 PM. The motion carried with the following vote:

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

3. 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

Mayor Bacon called for a 10 minute break before the regular portion of the City Council meeting would begin.

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

5. PLEDGE OF ALLEGIANCE

Mayor Bacon announced that New Business items E and F are being removed at the request of staff and will be considered at a later date.

6. SPECIAL BUSINESS

A. Proclamation recognizing November as Native American Heritage Month.

Mayor Bacon read and presented the proclamation to Jon Boursaw and Angela Montgomery of Potawatomi Nation. Mr. Boursaw and Ms. Montgomery both shared comments about the Potawatomi Nation and thanked the Mayor and Council for the recognition.

B. Proclamation recognizing November 29, 2025 as Small Business Saturday.

Mayor Bacon introduced Susie Carson, Vice President of Membership and Sponsorship Investments for the Olathe Chamber of Commerce. Ms. Carson introduced Jason Pryor with Pizza 51. Mayor Bacon read the proclamation and presented it to Mr. Pryor. Mr. Pryor thanked the Mayor and Council for the recognition.

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.

Councilmember Vakas asked for item N to be removed and considered separately.

Approval of the Consent Agenda

Motion by Vogt, seconded by Gilmore, to approve the Consent Agenda with the exception of item N. 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 November 4, 2025.
approved.
- B.** Consideration of renewal license(s) as recommended by the City Clerk.
approved.
- C.** Consideration of renewal of contract with Granicus, Inc., for web-based digital services and associated components to improve online customer experience.
approved.
- D.** Consideration of Resolution No. 25-1091 (PLN25-0005), requesting the City's consent to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas for 20195 College Boulevard, located southwest of College Boulevard and S. Woodland Road.
approved.
- E.** Consideration of Resolution No. 25-1092 authorizing the purchase of vehicles for the 2026 city-wide fleet replacement.
approved.
- F.** Consideration of Resolution No. 25-1093 adopting the City's Investment and Cash Management Policy
approved.
- G.** Consideration of award of contract to Clifton Larson Allen (CLA) for external audit services.
approved.
- H.** Consideration of Consent Calendar.
approved.
- I.** Consideration of award of contract to Anixter Inc. for the purchase of streetlight supplies for the Traffic Operations Division.
approved.
- J.** Consideration of a Utility Agreement with Atmos Energy Corporation for the Quivira Road, 143rd to 151st, Improvement Project, PN 3-C-011-24.

approved.

- K.** Consideration of vender's proposal, acceptance of a cooperative purchasing agreement, and award of contract to Miracle Recreation Equipment Company, INC. for construction of a Playground Replacement Project at Cedar Lake Park, PN 4-C-003-15.
approved.
- L.** Consideration of an authorization to transfer from Solid Waste Fund Cash to the Transfer Station Expansion Phase 1 Project, PN 6-C-023-20.
approved.
- M.** Consideration of Architect's Estimate, acceptance of bids, and award of contract to Loyd Builders, Inc. for the Robinson Operations Restroom Renovation Project.
approved.
- N.** Consideration of an agreement with Nabholz Construction for Design Build Services for the City Hall Parking Garage Project, PN 6-C-003-24. Councilmember Vakas asked for this item to be removed to allow staff an opportunity to provide an overview of this project. Zach Hardy, Deputy Infrastructure Director, provided a short presentation to the Council regarding the plans for this project.

Mayor Bacon asked additional questions regarding the number of parking spaces that are being planned. Mr. Hardy said that maximizing parking would be a priority. He also said there would be a close partnership with the County to ensure they have adequate handicap parking spaces.

Motion by Vogt, seconded by Gilmore, to approve item N. The motion carried by the following vote:

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

- O.** Consideration of the 2025 Subrecipient Agreements for Olathe's Community Development Block Grant (CDBG) Projects.
approved.
- P.** Consideration of the 2026 Alcohol Tax Fund and Opioid Settlement Fund Allocations.
approved.

- Q.** Consideration of the 2026 Human Service Fund Allocations.
approved.
- R.** Consideration of renewal agreement for VMWare subscription with ConvergeOne Inc.
approved.

8. NEW BUSINESS

- A.** Consideration of Ordinance No. 25-47 authorizing issuance of the City's taxable industrial revenue bonds in an amount not to exceed \$1,085,000 for PT Property LLC, (Pizza 51 South) for the redevelopment of an existing 1,715 sf building and addition of 1,690 sf. The redeveloped facility will total 3,405 sf with a 880 sf patio to house Pizza 51 at 200 S. Kansas Avenue.

Motion by Vogt, seconded by Gilmore, to approve Ordinance No. 25-47.
The motion carried by the following vote:

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

- B.** Consideration of Ordinance No. 25-48 authorizing issuance of the City's taxable industrial revenue bonds in an amount not to exceed \$23,000,000 for LECC Building 5, LLC for the construction of a 200,194 square foot industrial facility on approximately 20-acres located in the northwest corner of Lone Elm Road and 167th Street.

Motion by Vogt, seconded by Gilmore, to approve Ordinance No. 25-48.
The motion carried by the following vote:

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

- C.** Consideration of Ordinance No. 25-49 (RZ25-0012), requesting approval of a rezoning from the CTY RUR (County Rural) District to the R-1 (Residential Single-Family) District and public dedications for a Final Plat (FP25-0031) for Lakeview Ridge, 3rd Plat on approximately 7.94 acres; located northwest of W. 143rd Street and S. Lakeshore Drive. Planning Commission recommended approval 9 to 0.

Motion by Vogt, seconded by Gilmore, to approve Ordinance No. 25-49.
The motion carried by the following vote:

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

- D.** Consideration of Ordinance No. 25-50 amending Title 12 of the Olathe Municipal Code pertaining to public utilities.

Motion by Vogt, seconded by Gilmore, to approve Ordinance No. 25-50.
The motion carried by the following vote:

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

- E.** Consideration of Resolution No. 25-1094, authorizing a survey of land necessary to be acquired for the Lakeshore Meadows Sanitary Sewer Easement Extension Project, PN 1-C-029-25.

This New Business item was withdrawn at staff's request and will be heard at a later date.

- F.** Consideration of Ordinance No. 25-51 approving an engineer's survey and authorizing the acquisition of land for the Lakeshore Meadows Sanitary Sewer Easement Extension Project, PN 1-C-029-25.

This New Business item was withdrawn at staff's request and will be heard at a later date.

9. GENERAL ISSUES AND CONCERNS OF CITIZENS

None heard.

10. 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.** Quarterly Procurement Report.
Report accepted.
- 2.** Report regarding an annexation application and agreement with Steven M. Mackey, Trustee of the Steven M. Mackey Revocable Trust Dated April 26, 2002, submitted by and through Dan Schulte, Aspen Industrial Land Fund I, LLC, pertaining to the annexation of approximately 80.45+/- acres at the northwest corner of 171st Street and Lone Elm Road.
Report accepted.

B. DISCUSSION ITEMS

- 1.** Discussion on the Santa Fe, Ridgeview to Mur-Len, Improvements Project, PN 3-C-025-18.
Nate Baldwin, City Engineer, provided a presentation to the Council.

Councilmember Gilmore asked for details about the timeline for construction during the time when the bridge would be removed and Mr. Baldwin said it would be about 18 months.

Mr. Gilmore also asked about the acquisition of property and Mr. Baldwin said it is almost complete. Mr. Baldwin also said he would provide a map that would help clarify the properties that have been acquired for the project.

Councilmember Felter asked about the detours and if that information will be on the website. Mr. Baldwin said they will eventually have it available but believes it is too early at this point. Dr. Felter said her main concern is the businesses along this route. She asked if he could email the detour maps to the Council and Mr. Baldwin said he would do that. Dr. Felter also asked about construction signage and Mr. Baldwin said it is coming soon.

Mayor Bacon asked additional questions about the detours and if the businesses had been included in discussion about the process. Mr. Baldwin said these signed detours are mainly for people who don't know the area, and it doesn't mean that local people will not know of other ways. He said they had not talked to businesses about detours yet.

Councilmember Schoonover also asked about the detours and if there are any improvements that will need to be made to those roadways to accommodate additional traffic. Mr. Baldwin said they would be monitoring the traffic signals and condition of the road to ensure they are adequate.

Mayor Bacon said there would be a learning curve regarding the detours and Mr. Baldwin said they would continue to look at options.

Councilmember Vogt asked how does Google help. Mr. Baldwin said they provide updates to Google regularly regarding road closures and construction.

Mayor Bacon asked if there would be surplus property to sell and Mr. Baldwin said it would be determined after the project is completed.

2. Discussion of the 2026 State Legislative Program.
Tim Danneberg, Director of External Affairs, gave a presentation to the Council.

Councilmember Felter ask about a state statute regarding vacant school buildings being re-purposed. Mr. Danneberg said he would look into that and provide information to the Council.

Councilmember Schoonover asked about bringing a large box store to Olathe and said he had heard the reason there are none, is due to the State liquor laws and he wondered if there was a chance to affect that change. Mr. Danneberg said it had been looked at before and doesn't know if it would be addressed this year. Mr. Schoonover suggested we be proactive in this area.

Mayor Bacon asked if the State might be looking at licensing electric bicycles or scooters and Mr. Danneberg said he didn't think there was anything at the State level at this time. Deputy City Attorney, Amanda Stanley, said the League is looking at some possibilities under public safety.

Councilmember Gilmore asked if this draft would be coming back for a vote at another date. Mr. Danneberg said there would be no formal vote but would move forward after the presentation this evening.

Mayor Bacon suggested staff should look into the liquor licensing question and determine if it was really an issue with new retail businesses coming to the City.

There was a general consensus from the Council to direct staff to evaluate the need to change liquor laws.

11. ADDITIONAL ITEMS

Councilmember Schoonover welcomed Pizza 51 and said he was glad they are

in the neighborhood. Mr. Schoonover also asked for some clarification on what he believes is a discrepancy in the code regarding golf carts and what is allowed on the streets and what isn't. He suggested the language should come to council to evaluate and to be clearer. Ron Shaver, City Attorney, said they would re-visit this issue.

Councilmember Essex said she attended the inauguration for the new MidAmerica Nazarene University president.

Councilmember Vogt wished everyone Happy Thanksgiving.

Councilmember Felter extended congratulations to Dr. North as the new president at MNU. She also mentioned there had been great strides with Elevate Olathe. Dr. Felter then acknowledged Erin Vader, President of the Olathe Schools Foundation, in their success in raising over \$34,000. She also wished everyone a Happy Thanksgiving.

Councilmember Vakas said he had been invited to speak at Blackbob Elementary for Veterans Day. He also expressed a Happy Thanksgiving to all.

Mayor Bacon announced that there will not be a regular meeting on December 16th, but there will be an update on the 2040 Strategic Plan presented that night at Eagles Landing. He also said there would be a reception for Councilmember Gilmore on December 2nd and they would soon have a date to celebrate Councilmember Vogt's time on the City Council. He congratulated the new council members and announced their installation would be on January 6, 2026.

12. ADJOURNMENT

Meeting was adjourned at 8:07 P.M.

Brenda D. Swearingian
City Clerk