City of Olathe City Council
100 E. Santa Fe | Council Chamber
Tuesday | July 21, 2026 | 7:00 PM

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

3. PLEDGE OF ALLEGIANCE

4. SPECIAL BUSINESS

A. Proclamation recognizing the Olathe Noon Optimist Club on their 80th year.

The Mayor read and presented the proclamation to Barb Cordts, President of the Olathe Noon Optimist Club.

Ms. Cordts thanked Mayor Bacon and the Council for the recognition and spoke briefly about the Optimist Club.

B. Proclamation recognizing August 4, 2026 as National Night Out.

The Mayor read and presented the proclamation to Olathe resident, Ashley Squires and PD Community Outreach Specialist, Beth Windel.

Ms. Windel thanked Mayor Bacon and the Council and spoke briefly about the National Night Out taking place on August 4.

5. PUBLIC HEARINGS

A. Public Hearing and consideration of Resolution No. 26-1058 regarding the structure located at 617 N. Water Street, declaring the structure to be unsafe and dangerous, and ordering the property owner to commence repairs or demolition of the structure by August 20, 2026.

Chief Building Official, Ryan Arter, made a brief presentation.

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

Motion by Vakas, seconded by Felter, to approve Resolution No. 26-1058. The motion carried by the following vote:

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

B. Public Hearing and consideration of Resolution No. 26-1059 regarding the structure (single-family detached house) located at 414 E. Cedar Street, declaring the structure to be unsafe and dangerous, and ordering the property owner to commence repairs or demolition of the structure by August 20, 2026.

A short presentation was made my Chief Building Official, Ryan Arter.

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. 26-1059. The motion carried by the following vote:

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

6. 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 I to be pulled and considered separately.

Mayor Bacon asked for items L and M to be pulled and considered separately.

Councilmember Schoonover asked for item N to be pulled and considered separately.

Approval of the Consent Agenda

Motion by Vakas, seconded by Felter, to approve the Consent Agenda less items I, L, M and N. 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 July 7 and July 14, 2026 council meetings.

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 Resolution No. 26-1060 reappointing members to the SMST Finance Oversight Committee.

approved.

E. Consideration of Resolution No. 26-1061 (SU26-0002), requesting approval for a Special Use Permit renewal for motor vehicle sales for Car City, located at 1501 E. Santa Fe Street and 142 N. Burch Street. Planning Commission approved the plat 6 to 0.

approved.

F. Consideration of Resolution No. 26-1062, SU26-0003, requesting approval of a special use permit for motor vehicle sales for Rivian on approximately 2.13 acres; located at 601 N. Lindenwood Drive. Planning Commission recommends approval 6 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 Villas at Deer Cove (FP26-0008), containing 39 lots and eight (8) tracts on approximately 34.69 acres, located southwest of College Boulevard and Cedar Creek Parkway. Planning Commission approved the plat 6 to 0.

approved.

H. Consideration of Resolution No. 26-1063 selecting a member of the Governing Body as the appointing authority for purposes of reviewing the criminal history record check of a self-appointed mayoral member of the Kansas Sports Facilities Authority, pursuant to 2026 House Bill No.

2466.

approved.

I. Consideration of Resolution No. 26-1064 repealing Resolution No. 24-1059, City Council Policy PI-1A (Bidding Requirements Policies for Public Improvement Projects).

Councilmember Vakas asked for item I to be pulled so staff could make a presentation.

Assistant City Attorney, Bob Gallimore, clarified that this resolution repeals the old policy on the same day the new policy takes effect.

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

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

J. Consideration of Resolution No. 26-1065 authorizing the public sale of Stormwater System Improvement Bonds, Series 2026.

approved.

K. Consideration of Resolution No. 26-1066 authorizing the public sale of Water and Sewer System Improvement Bonds, Series 2026.

approved.

L. Consideration of an authorization of transfer from the Street Excise Tax Fund to the Dennis Avenue, Hedge Lane to Parker Street, Improvements Project, PN 3-C-021-26.

Mayor Bacon asked for items L and M to be pulled to ask clarifying questions on the project.

City Engineer, Nate Baldwin, made a presentation and focused on the importance of the need to increase capacity and noted current safety concerns.

Councilmember Schoonover, stated he fully supports this project.

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

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

M. Consideration of a Professional Services Agreement with HNTB Corporation for the design of the Dennis Avenue, Hedge Lane to Parker Street, Improvements Project, PN 3-C-021-26.

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

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

N. Consideration of award of contract to Vazquez Commercial Contracting LLC for construction of the Olathe Girls Softball Complex Concession/Restroom Facility Project, PN 4-C-036-26.

Councilmember Schoonover asked for item N to be pulled and noted he needed to recuse himself from the vote.

Councilmember Felter asked for a presentation on the item.

Parks Superintendent, John Brockus, provided a presentation to the Council. Dr. Felter asked questions regarding potential shade structures at the complex.

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

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

Abstain: Schoonover

O. Consideration of a Supplemental Agreement No. 1 with Affinis Corp for design of the Woodside Neighborhood Improvements Project 3-R-002-26.

approved.

P. Consideration of Engineer's Estimate, acceptance of bids and award of contract to Sands Construction, LLC, for construction of the 2026 Sidewalk Construction Project, PN 3-C-072-26

approved.

Q. Consideration of Amendment No. 2 with Garney Companies, Inc. for long-lead process equipment for the Cedar Creek WWTP Expansion Phase II, PN 1-C-013-25, and the Cedar Creek Solids Handling Expansion Project, PN 1-C-025-25.

approved.

R. Consideration of Emergency Purchase Request for pumps from JCI Industries, Inc., for Environmental Services.

approved.

S. Consideration of renewal of contract to Arcwood Environmental for the disposal of household hazardous waste.

approved.

T. Consideration of contract awarded to Empire Netting and Fence for the replacement of eight new baseball backstops at Blackbob Park.

approved.

U. Consideration of renewal of cybersecurity software sold by ConvergeOne, Inc.

approved.

V. 2027 Community Development Block Grant (CDBG) Funding Recommendations.

approved.

W. Consideration of Approval of contract with Doxim Inc. for utility bill printing, mailing, and online bill presenting services.

approved.

X. Consideration of renewal agreement with Lineage for citywide mailing and courier services.

approved.

7. NEW BUSINESS

A. Consideration of Ordinance No. 26-37 requesting approval to annex approximately 70.99 acres, located one-fourth mile north of W. 175th Street and U.S. 169 Highway (ANX26-0002).

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-37 as presented. The motion carried by the following vote:

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

B. Consideration of Ordinance No. 26-38 and Resolution No. 26-1067 authorizing the issuance and delivery of the General Obligation Improvement Bonds, Series 2026A

Financial Strategy Manager, Kate Messer, provided a presentation on the bonds.

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-38 and Resolution No. 26-1067 as presented. The motion carried by the following vote:

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

C. Consideration of Resolution No. 26-1068 authorizing the issuance and delivery of the principal amount of the General Obligation Temporary Notes, Series 2026-A.

Motion by Vakas, seconded by Felter, to approve Resolution No. 26-1068 as presented. The motion carried by the following vote:

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

D. Consideration of Ordinance No. 26-39 authorizing payment by the City Treasurer of an eminent domain award and court-appointed appraiser's fees for constructing and maintaining the Santa Fe, Ridgeview to Mur Len Improvements Project [PN 3-C-025-18], in the matter of City of Olathe, Kansas vs. Olathe Landing, LLC, et al. (JO-2026-CV-000808).

Motion by Vakas, seconded by Felter, to approve Ordinance No. 26-39 as presented. The motion carried by the following vote:

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

8. GENERAL ISSUES AND CONCERNS OF CITIZENS

1. David Miller, Olathe resident, spoke about SU26-0006.
2. Jennie Steele, Olathe resident, spoke about SU26-0006.
3. Robert Aslin, Olathe resident, spoke about automated license plate readers.

9. CONVENE FOR PLANNING SESSION

A. REPORTS

1. Report regarding proposed amendments to Olathe Municipal Code 6.09.040 Definitions pertaining to the control of noxious weeds, weeds and other uncontrolled vegetation.

Mayor Bacon asked clarifying questions on the difference between the Virginia Creeper and Poison Ivy. Parks Superintendent, John Brockus, provided clarification on the differences.

Report accepted.

10. EXECUTIVE SESSION

A. Personnel matters of non-elected personnel pursuant to the exception provided in K.S.A. 75-4319(b)(1) regarding the mid-year review of the City Manager.

Motion by Vakas, seconded by Felter, to recess into executive session to discuss personnel matters of non-elected personnel for the midyear review of the City Manager, pursuant to the non-elected personnel exception provided in K.S.A. 75-4319(b)(1), for a time not to exceed 25 minutes. The open meeting will resume here in the City Council chambers no later than 8:20 PM. The motion carried by the following vote:

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

Mayor Bacon reconvened to the meeting at 8:20 PM and noted more time was needed for the executive session.

Motion by Vakas, seconded by Felter, to recess into executive session to discuss personnel matters of non-elected personnel for the midyear review of the City Manager, pursuant to the non-elected personnel exception provided in K.S.A. 75-4319(b)(1), for a time not to exceed 15 minutes. The open meeting will resume here in the City Council chambers no later than 8:35 PM. The motion carried 5-0.

11. RECONVENE FROM EXECUTIVE SESSION

Reconvened at 8:35 PM.

Mayor Bacon and the City Council returned from the review of the City Manager and they are really excited with how Susan Sherman, is doing with her leadership and excited to have her on board.

12. ADDITIONAL ITEMS

Councilmember Creighton expressed appreciation for the Police Department and the Neighborhood Outreach Program. He encouraged residents to vote.

Councilmember Schoonover encouraged residents to vote.

Councilmember Felter had no comments.

Councilmember Vakas commented on the opening of Fire Station No. 9, describing it as a beautiful facility. He also thanked City staff for their professionalism throughout the budget process.

Councilmember Essex commented on the opening of Fire Station No. 9 and shared her enthusiasm for the new facility.

Councilmember Deneault reminded residents to stay cool during the hot weather by visiting the library and noted that Olathe has two farmers markets. He also expressed excitement about the future of the I-35 development project.

Mayor Bacon reminded residents that applications for the Citizens Police Academy will be closing soon and announced that the next budget workshop is scheduled for August 4.

13. ADJOURNMENT

The meeting was adjourned at 8:41 PM.

Tabitha Daye
Assistant City Clerk