

MULVANE CITY COUNCIL  
REGULAR MEETING MINUTES

December 5, 2016

7:30 p.m.

The Mulvane City Council convened at the City Building at 211 N. Second at 7:30 p.m. Presiding was Mayor Shelly Steadman, who called the meeting to order.

**Council Members Present:** Jenean Keck, Joe Johnson, Terry Richardson, Kevin Cardwell and Nancy Mottola.

**Others Present:** Debbie Parker, Kent Hixson, Mike Robinson, J.T Klaus, Ray Fleming, Brad Modlin, Chris Young of Young & Assoc., Daniel Clements and Tyler McGown of Burns & McDonnell, Carl Myers and Larry Holloway of KPP and Shanna Smith, Mulvane Public Library.

**Pledge of Allegiance:** All stood for the Pledge of Allegiance led by Mayor Steadman.

**Approval of Regular Meeting Minutes Dated 11-21-16:**

MOTION by Keck, second by Richardson to approve the Regular meeting minutes dated 11-21-16 as presented.

MOTION approved unanimously.

**Correspondence:** None

**Review and Closing of the Agenda:**None

**Appointments, Awards and Citations:**None

**OLD BUSINESS**

**1. Water Well and Water Rights Update:**

Daniel Clements of Burns & McDonnell gave a PowerPoint presentation on the status of drilling a water well west of the river at K-53 and Estfan Road and moving the City's water rights from east of the river to that well.

MOTION by Keck, second by Mottola to authorize the city administrator to sign and submit applications for approval to the Division of Water Resources, to change the place of use for two city water rights.

MOTION approved unanimously.

**2. Old Library / Community Room Repair and Remodel:**

The flood damage the old library/community room has sustained left it in a condition not very conducive for use as a community facility. The walls have had the drywall removed about 24 inches from the floor, exposing the framing members. The carpet flooring had to be removed as it was ruined as well. The condensing units of the air-conditioning system were inundated by the flood, and three furnaces were found to all have cracked heat exchangers. One unit has been

replaced by MJB to get some heat in the building to keep the plumbing in the restroom from freezing.

Four general contracting companies were contacted to submit bids for the repair and remodel of the building. Two companies came out to look at the building. Van Asdale Construction was the only bid submitted for the renovation. (That company performed the renovation of City Hall three years ago and they did a very good job.) The bid including LED fixtures is \$67,822.00.

Separate bids were sought for the HV/AC replacement. The low bid is from MJB to replace the other two units in the amount of \$14,745.00.

#### Old Pix Barbershop Remodel:

Staff recommends remodeling the 448 sq. ft. Pix Barber Shop into a basic office. This could allow greater use of the space and would help the curb appeal of the property if the old barbershop were renovated.

MOTION by Keck, second by Richardson to accept the bid from Van Asdale Construction in the amount of \$67,822.00 for repairs and improvements to the old library/community room.

MOTION approved unanimously.

MOTION by Mottola, second by Cardwell to accept the bid from MJB to replace the HV/AC system in the amount of \$14,745.00.

MOTION approved unanimously.

MOTION by Keck, second by Mottola to get a bid from Van Asdale to remodel the old barbershop into an office with consideration to either install a restroom or create an access door into the Community Room.

MOTION approved unanimously.

## NEW BUSINESS

### **1. 2016 Annual Budget Amendment:**

Upon the refunding of the 2012 Series A Bonds, 2010 Revenue Bonds, 2010 Series B Bonds, and the 2011 Series A Bonds, the City of Mulvane will be required to amend the 2016 annual budget to allow for additional expenditures. Due to the refunding, the City will spend money that was not in the original 2016 budget. Amending the 2016 budget also allows the City to expense monies carried over in the Special Park and Recreation budget.

This will require a legal publication (with at least a ten day notice) and a public hearing. This process must be completed before December 31, 2016.

K.S.A. 79-2929a. Municipalities are authorized to amend budgets to spend money not in the original budget. To follow the state mandated requirements for amending the annual city budget. The public hearing notice will be published in the 12-8-16 edition of the *Mulvane News*.

Due to bond refunding's, (which saves the City interest costs), the City has amended the annual budget in 2011, 2012, 2013 and 2015.

MOTION by Mottola, second by Cardwell to set the public hearing for amending the 2016 City budget for 7:30 p.m. Monday, Dec. 19<sup>th</sup>, 2016.

MOTION approved unanimously.

## **2. Kansas Power Pool:**

Carl Myers of KPP was present to review the issue of long-term power contracts. KPP will hold an annual membership meeting on 12-16-16. The City will have our KPP board members present to vote on the issue.

MOTION by Richardson, second by Keck to instruct the City's KPP representatives (Brad Modlin and Kent Hixson) to support the resolution regarding purchase power contracts as presented at the annual meeting on 12-16-16.

MOTION approved unanimously.

## **ORDINANCES AND RESOLUTIONS**

None

## **PUBLIC BUILDING COMMISSION**

MOTION by Mottola, second by Cardwell to recess the City Council meeting and convene as the Mulvane Public Building Commission.

MOTION approved unanimously.

MOTION by Johnson, second by Keck to approve the Public Building Commission meeting minutes dated 10-03-16.

MOTION approved unanimously.

MOTION by Richardson, second by Cardwell to approve payment to Harp Well in the amount of \$2,953.20.

MOTION approved unanimously.

MOTION by Cardwell, second by Mottola to approve payment to Wichita Electric in the amount of \$3,235.00.

MOTION approved unanimously.

MOTION by Keck, second by Richardson to approve payment to Tree Top Nursery in the amount of \$2,263.23.

MOTION approved unanimously.

Shanna Smith was asked about the Library Board policy to restrict use of the public room to only hours when the library is open and staff can be present. The PBC/Council would like to see the policy reviewed to allow that room to be used by the public at other times (evenings and weekends, etc.)

MOTION by Keck, second by Richardson to adjourn the as Mulvane Public Building Commission and reconvene the Mulvane City Council meeting.  
MOTION approved unanimously.

**1. Engineer's Report/Project Review and Update:**

Chris Young of Young & Associates updated the Council on the GIS mapping of city utility, E. Mulvane Street drainage project, Cedar Brook 2<sup>nd</sup> Addition, Hunters Pointe Addition and the Villa Maria Senior Housing Project.

**City Clerk:** None

**City Administrator:**None

**City Attorney:**

The City Attorney requested an executive session not to exceed ten (10) minutes to discuss matters privileged in the attorney-client relationship. The executive session to include the Mayor, Council, City Administrator and City Attorney.

MOTION by Richardson, second by Keck to recess for a period not to exceed ten (10) minutes to discuss matters privileged in the attorney-client relationship to include the Mayor, Council, City Administrator and City Attorney. To return at 8:52 p.m.  
MOTION approved unanimously at 8:42 p.m.

MOTION by Johnson, second by Mottola to return from executive session at 8:52 p.m.  
MOTION approved unanimously.

MOTION by Richardson, second by Cardwell to reject the offer of settlement on Case No. 16-CV-01275.  
MOTION approved unanimously.

**Consent Agenda:**

MOTION by Richardson, second by Johnson to approve Consent Agenda items 1 & 2.

1. Payroll dated 12 -02-16 (\$197,926.16)
2. City Dept. utility bills (\$17,298.33)

MOTION approved unanimously.

**Announcements, Meetings and Next Agenda Items:** None

**Adjournment:**

MOTION by Richardson, second by Cardwell to adjourn the council meeting at 8:55 p.m.  
MOTION approved unanimously.

Debra M. Parker, City Clerk