

MULVANE CITY COUNCIL
REGULAR MEETING MINUTES

November 21, 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, Sherry Proctor, Ray Fleming, Brad Modlin, Brian Bradshaw, Wesley Bell, Amydell and Duane Burns, Shane Hughes of HD Supply, Mike Howell, Chris Young of Young & Assoc.

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

Approval of Regular Meeting Minutes Dated 11-07-16:

MOTION by Johnson, second by Mottola to approve the Regular meeting minutes dated 11-07-16 as presented.

MOTION approved unanimously.

Correspondence: None

Review and Closing of the Agenda:None

Appointments, Awards and Citations:

Mayor Steadman presented the following awards:

1. Twenty Year Service Award to Brian Bradshaw of the Utility Dept. – Wastewater Treatment Plant Division.
2. Employee of the Month – Wesley Bell of the Public Works Dept.

OLD BUSINESS

1. Advanced Meter Infrastructure – review agreement to purchase from HD Supply:

Advanced Metering Infrastructure, (AMI) is architecture for automated, two-way communication between a smart utility meter with an IP address and a utility company. The goal of an AMI is to provide utility companies with real-time data about power consumption and allow customers in the future to make informed choices about energy usage based on the price at the time of use. At the consumer level, smart meters communicate consumption data to both the service provider and the consumer.

Shane Hughes with HD Supply presented a power point presentation to the City Council about the AMI system.

Some of the benefits are:

- Privacy is restored to the homeowner and his backyard property.
- 100 % accuracy readings. City no longer has to estimate meters. Customers don't have to call in their electric readings because of dogs, private locks, etc.
- Will register low flow usage of water meters.
- Outage management system. Loss of power (and restoration) notification. Utility knows immediately when and where an electrical outage occurs so crews can be dispatched to restore power.
- Remote turn on / turn off operations.
- Energy prepayment.
- Tamper and energy theft detection.
- Hot socket detection.
- 20 year battery life.
- Consumer information system.
- Consumption data for customer and the utility.
- Green technology: read in and read outs performed daily in office. Saves time, labor, vehicle expense of driving and walking to read meters.

Staff liked the HD Supply proposal the best out of three presented for the following reasons:

- 100 % guarantee their system will work.
- HD Supply is locally based in Wichita, Kansas.
- Meter brands will work with our system.
- HD Supply provided the most Kansas utility references.

City Council agreed on 8/15/16 to a propagation study performed by HD supply and Sensus which insures the system will work.

Staff would like to commit to purchasing the AMI equipment (encumber the funds) in 2016. The actual changing of the meters will take place over the course of 2017-2018.

MOTION by Mottola, second by Richardson to accept the bid from HD Supply in the amount of \$1,056,380.69 for Sensus Advanced Metering Infrastructure Equipment to and including 5,384 electric and water meters.

MOTION approved unanimously.

MOTION by Keck, second by Cardwell to pay the applicable State sales tax on the electrical portion of the purchase.

MOTION approved unanimously.

1. Severely Flood Damaged Homes – discuss next steps:

The first flood occurred on August 19th. Since that time damage assessments were performed on the flood damaged structures. During the assessment phase it was determined that three structures (106 Walnut, 13 Louis Drive and 14 Circle Drive) all of them single family dwellings, were substantially damaged. Substantially damaged means the cost of repairing the structure exceeds 50% of the fair market value prior to the damage. This is according to the Flood Plain Management Regulations.

On September 13th, letters were sent to the three property owners advising them of the determination of the substantial damage. The letter also explained they could appeal the determination. No work is being done on any of the structures at this time.

The Zoning Director has been in contact with the owners of the three properties. They have requested to be allowed more time to get bids to renovate or rebuild.

MOTION by Richardson, second by Keck to allow more time for the property owners to bring their property into compliance with FEMA Regulations. This item to be revisited the second meeting in February.

MOTION approved unanimously.

2. O'Reilly Auto Parts Store – 1240 N. Rock Road – Final Plat:

In 1996 the subject property was annexed and connected to an existing city sanitary sewer that was installed with the Settlers Addition Subdivision. Earlier this year the Council approved a zone change on the subject property changing the zoning classification from the R-1 Single family residential to the B-3 General Business District. The Board of Zoning Appeals approved the Conditional use to allow the sales of automotive parts and equipment. Both were approved subject to the property being platted before any permits were issued.

The new owner is going to extend a sanitary sewer line which is along the east boundary line to the north end of the property to make it accessible for future development in the area to the east, and north.

The Planning Commission did approve the plat at the September 13th meeting and it now comes to the Council to accept the dedications of it. This platting process complies with applicable City regulations and codes.

MOTION by Mottola, second by Cardwell to accept the dedications of the O'Reilly's Addition Final Plat subject to proof of ownership and receipt of the developer's agreement.

MOTION approved unanimously.

NEW BUSINESS

1. Employee Health Insurance Policy Renewal:

Mike Howell of Gallagher Benefit Services presented the city employee health insurance renewal:

The city currently has 75 full-time employees. 68 are enrolled in the city's medical plan (up from 57 a year ago). The renewal from Blue Cross Blue Shield yielded a 4.2% increase for January 1, 2017. This increase is indicative of trend and a slight adjustment in demographics. The proposed increase is below the projected budget for 2017.

The City currently pays 90% of the medical insurance premiums. In addition, the City contributes \$1,000 for a single or \$1,500 for a family, into a Flexible Spending Account for each enrolled employee.

The Insurance Committee which is comprised of department heads and the City Administrator, are recommending that the contribution for employees remain the same for 2017. However, there would be an additional increase to the City in the amount of \$42,873 which is to pick up the employees share of the 4.2% increase. This leaves the actual contribution scheme at the 90/10 split. The health insurance premiums are paid for from the Employee Benefits fund.

Because the City employs more than 50 people, the City is required to offer health insurance to the employees that is deemed affordable and offers the essential minimum health benefits per the health care reform mandate.

MOTION by Keck, second by Johnson to approve the BC/BS city employee health insurance plan renewal for 2017.

MOTION approved unanimously.

2. Copier Machine Maintenance Agreement with Galaxie Business Systems:

The Administration Department has a Sharp MX-4141N Copier for printing utility bills, and 3 office printers which were purchased from Galaxie Business Equipment.

The City has a maintenance agreement with Galaxie Business Equipment. This covers routine maintenance and replacement of parts and consumable supplies. The cost per month is \$204.50 which includes maintenance and replacement parts and supplies. Also included are 1,500 Black and 500 Color prints per machine. Any overage in the number of prints will be an additional charge and billed monthly.

MOTION by Cardwell, second by Mottola to approve the copier maintenance agreement with Galaxie Business Equipment for the period covered from October 27, 2016 to October 27, 2017.

MOTION approved unanimously.

ORDINANCES AND RESOLUTIONS

1. Ordinance Repealing the Park Impact Fee:

The City imposes a park impact fee on all new development for the purpose of making capital improvements to parks. The fees are assessed and collected at the time of issuance of a building permit. The amount of the fees is determined by the City Council and varies depending upon the use of the development (e.g., residential, commercial, or industrial) and upon the number of residential units. The funds are used for the costs of improving parks, not for ordinary maintenance or repairs. The City Attorney recommends repealing Ordinance No. 1193.

MOTION by Farber, second by Cardwell to adopt Ordinance No. 1480 repealing Ordinance No. 1193 as being no longer effective.

MOTION approved unanimously.

ORDINANCE NO. 1480

AN ORDINANCE REPEALING ORDINANCE No. 1193 OF THE CITY OF MULVANE, KANSAS.

2. Ordinance Creating An Electrical Distribution and Security Light Fee:

MOTION by Farber, second by Cardwell to adopt Ordinance No. 1481 establishing the separate authority to charge for security lights and new residential development electric distribution fees. MOTION approved unanimously.

ORDINANCE NO. 1481

AN ORDINANCE AMENDING AND RESTATING CERTAIN SECTIONS OF TITLE VII, CHAPTER 700, ARTICLE II, SECTIONS 700.080 AND 700.110 OF THE MUNICIPAL CODE OF THE CITY OF MULVANE, KANSAS RELATING TO CERTAIN ELECTRIC UTILITY FEES.

ORDINANCE NO. 1482

3. Ordinance Adjusting User Fees:

MOTION by Johnson, second by Richardson to adopt Ordinance No. 1482 establishing certain increased fees for court costs, meter fees, security lighting, and new development electric distribution fees.

MOTION approved unanimously.

ORDINANCE NO. 1482

AN ORDINANCE AMENDING AND RESTATING CERTAIN SUBSECTIONS OF TITLE I, CHAPTER 100, ARTICLE VII, SECTION 100.240 OF THE MUNICIPAL CODE OF THE CITY OF MULVANE, KANSAS RELATING TO CERTAIN COURT COSTS AND UTILITY RELATED FEES.

MOTION by Cardwell, second by Keck to authorize staff to notify citizens holding an agreement with the City of the increased monthly costs which will take effect on January 1, 2017.

MOTION approved unanimously.

4. Ordinance Increasing Storm Sewer Rates:

MOTION by Johnson, second by Richardson to approve Ordinance No. 1483 amending and restating paragraph A of Title 7, Chapter 720 Storm Water Management System, Section 720.015 entitled Storm Drainage Fee; providing for an adjustment in the drainage fees for users of the Storm Water Management System furnished by the City of Mulvane, Kansas.

MOTION approved unanimously.

ORDINANCE NO. 1483

AN ORDINANCE AMENDING AND RESTATING PARAGRAPH A OF TITLE VII, CHAPTER 720 STORMWATER MANAGEMENT SYSTEM, SECTION 720.015 ENTITLED STORM DRAINAGE FEE; PROVIDING FOR AN ADJUSTMENT IN THE DRAINAGE FEES FOR USERS OF THE STORMWATER MANAGEMENT SYSTEM FURNISHED BY THE CITY OF MULVANE, KANSAS.

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 2nd Addition, Hunters Pointe Addition and the Villa Maria Senior Housing Project.

City Clerk: None

City Administrator:

Brief discussion about throwing of advertisements at residence homes; contacting the Railroad to clean ditches and limiting the use of the Community Room until the heat exchange has been repaired.

City Attorney:

The City Attorney advised the Council that the bond closing was November 15, 2016 and it was good timing of the refinance for the interest rates on the bonds.

Consent Agenda:

MOTION by Richardson, second by Keck to approve the Consent Agenda items 1 – 7 as follows:

1. Payroll dated 11-18-16 (\$194,187.41)
2. Warrant Register for October (\$1,211,492.72)
3. Purchase of 25,000lbs of ferric chloride for \$5,577.50 and 22,500lbs of sodium hydroxide for \$4,390.00 at a total cost of \$9,967.50.
4. Bond Counsel for Refinancing – Triplett, Woolf & Garretson (\$31,454.43).
5. Sports Complex – landscaping shale – More's Excavating (\$5,472.00).
6. Cereal malt beverage licenses for;
Casey's Retail Company, Pizza Hut, Fastrup and Dillons.
7. Liquor licenses for;
Wyldeewood Cellars, Luciano's, Partyline Liquor, American Legion Post #136 and The Kansas Star Casino.

MOTION approved. Mottola abstained.

Announcements, Meetings and Next Agenda Items: None

Adjournment:

MOTION by Richardson, second by Johnson to adjourn the council meeting at 9:45 p.m.
MOTION approved unanimously.

Debra M. Parker, City Clerk