

MULVANE CITY COUNCIL
REGULAR MEETING MINUTES

November 20, 2017

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: Terry Richardson, Joe Johnson, Jenean Keck, Nancy Mottola and Kevin Cardwell.

Others Present: Debbie Parker, Kent Hixson, J.T Klaus, Chris Young, Mike Robinson, Brent Allen, Bruce White, Mike Howell, Gordon Fell.

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

Approval of Regular Meeting Minutes Dated 11-06-17:

(Revised minutes were distributed to the council for their review and approval.)

MOTION by Richardson, second by Mottola to approve the Regular meeting minutes dated 11-06-17.

MOTION approved unanimously.

Correspondence: None

Review and Closing of the Agenda:

Mayor moved New Business #3 -Alcohol & Drug Funds –discuss providing funds to USD 263 to Attorney – Executive Session.

City Clerk noted that the payroll amount dated 11-17-17 should be \$199,112.87.

Appointments, Awards and Citations:None

OLD BUSINESS

None

NEW BUSINESS

1. Memorial Plaque – Ralph Bell Park on Styx Creek Skateboard Park:

Bruce White of 314 N. Central requested that the late Alex Stone be recognized with a plaque at the Ralph Bell on Styx Creek Skateboard Park. Funding for the plaque will come from friends and family. Alex presented a proposal to have a skate park built in Mulvane several years ago.

It was the consensus of the council to have Mr. White come back with plans for placement and examples of the plaque before approving the request.

2. City Employee Health Insurance Policy Renewal:

Mike Howell, City Benefits Consultant, reviewed the employee health insurance renewal for 2018. The renewal from Blue Cross Blue Shield yielded a 9.0% increase for January 1, 2018. The proposed increase is below the projected budget for 2018. 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 is recommending that the contribution for employees remain the same for 2018. There would be an additional increase to the City in the amount of \$95,056 which is to pick up the employees share of the 9.0% increase (\$9,506), but leaving the actual contribution scheme at the 90/10 split.

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 Cardwell to approve the Blue Cross Blue Shield employee health insurance plan renewal for 2018.

MOTION approved unanimously.

ORDINANCES & RESOLUTIONS

1. Resolution approving the Redemption of the Subordinated Taxable Multifamily Housing Revenue Bonds, Series C, 2011 (Homestead Senior Residences Mulvane, LLC) and the Sale of the Project:

On June 16, 2011, the City of Mulvane, Kansas (the “City”) issued Taxable Multifamily Housing Revenue Bonds in the original aggregate amount of not to exceed \$5,550,000. The Bonds were issued for the purpose of constructing the Homestead Senior Residences Mulvane at 200 East Rock Court. The Series A, 2011 Bonds and Series B, 2011 Bonds have matured. Currently, \$5,000 of the Series C, 2011 Bonds remains outstanding, which are scheduled to mature January 1, 2022.

Homestead Senior Residences Mulvane, LLC has requested that it be allowed to redeem the outstanding Series C, 2011 Bond and purchase the Project from the City on December 1, 2017. The City has been provided a check in the amount of \$1,000 for the purchase price. The proposed Resolution authorizes the early redemption of the remaining Series C, 2011 Bond and transfer of the Project to Homestead Senior Residences Mulvane, LLC. HSRM has indicated that it has secured permanent tax abatement with the State of Kansas.

The redemption of the Bonds and option to purchase are contractual rights granted Homestead Senior Residences Mulvane, LLC under the Indenture and Lease.

MOTION by Cardwell, second by Keck to adopt Resolution No. 2017-20 approving the redemption of the Subordinated Taxable Multifamily Housing Revenue Bonds, Series C, 2011

(Homestead Senior Residences Mulvane, LLC) and the sale of the Project to Homestead Senior Residences Mulvane, LLC.
MOTION approved unanimously.

RESOLUTION NO. 2017-20

A RESOLUTION OF THE CITY OF MULVANE, KANSAS APPROVING THE SALE OF A CERTAIN PROJECT FINANCED WITH THE PROCEEDS OF SUBORDINATED TAXABLE MULTIFAMILY HOUSING REVENUE BONDS OF THE CITY; APPROVING THE CALL AND EARLY REDEMPTION OF SAID REVENUE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF (1) A SPECIAL WARRANTY DEED, (2) A BILL OF SALE, (3) A TERMINATION AND RELEASE OF LEASE, AND (4) A SATISFACTION, DISCHARGE AND RELEASE OF INDENTURE.

ENGINEER

Update of Projects:

Chris Young, engineer, reviewed several projects - Nottingham Estates, Emerald Valley Estates, Gilberts Addition, English Park Design Survey and Drainage Improvements, Decommissioning of Boxelder Power Plant and Villa Maria Retirement Home.

Council would like to see continued communications with the railroad in regards to drainage issues.

City Clerk: None

City Administrator:None

City Attorney:

Executive Session #1

The City Attorney requested an executive session not to exceed (15) fifteen minutes under attorney-client privilege for the purpose of discussing legal matters relating to use of funds. Said executive session to include, the Mayor, City Council, City Administrator and City Attorney.

MOTION by Mottola second by Keck to recess for a period not to exceed (15) fifteen minutes for the purpose of discussing legal matters relating to use of funds. Said executive session to include the Mayor, City Council, City Administrator and City Attorney to return at 8:20 p.m.

MOTION approved unanimously at 8:05 p.m.

MOTION by Mottola, second by Cardwell to return from executive session at 8:23 p.m.

MOTION approved unanimously.

Mayor Steadman announced that no binding decisions were made during the Executive Session.

Executive Session #2

The City Attorney requested an executive session not to exceed 90 minutes to discuss matters involving non-elected personnel for the purpose of interviewing potential city employee for

Public Safety Director. Said executive session to include, the Mayor, City Council and City Administrator.

MOTION by Mottola, second by Richardson to recess for a period not to exceed 90 minutes to discuss matters involving non-elected personnel for the purpose of interviewing potential city employee for Public Safety Director. Said executive session to include the Mayor, City Council and City Administrator to return at 9:55 p.m.

MOTION approved unanimously at 8:25 p.m.

MOTION by Mottola, second by Keck to return from executive session at 9:55 p.m.

MOTION approved unanimously.

Mayor Steadman announced that no binding decisions were made during the Executive Session.

Consent Agenda: Items 1 - 6

MOTION by Richardson, second by Keck to approve Consent Agenda items 1 – 6

1. **Payroll:** Dated 11-17-17 (\$199,112.87)
2. **Warrant Register:** October (\$1,337,651.25)
3. **CMB** - license for Casey's Retail Company.
4. **CMB**- license for Dillon Stores, Div. of Dillon Companies, Inc.
5. **CMB** - license for Pizza Hut of Southeast Kansas, Inc.
6. **On premise liquor** - license for RKS Holdings LLC, dba Uncle Roy's Tavern.

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS AND NEXT AGENDA ITEMS:

- Monday, Dec. 4th- Next council meeting @ 7:30 p.m.

ADJOURNMENT:

MOTION by Richardson, second by Keck to adjourn the council meeting at 10:00 p.m.

MOTION approved unanimously.

Debra M. Parker, City Clerk