

MULVANE CITY COUNCIL  
REGULAR MEETING MINUTES

June 20, 2022

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 at 7:30 p.m.

**Council Members Present:** Tim Huntley, Amanda Ford, Brent Allen, and Kevin Cardwell.

**Others Present:** Mike Robinson, Debra Parker, Kent Hixson, J.T. Klaus, Chris Young, Gordon Fell, Rachael Blackwell, Joel Pile, Kevin Baker, Mikayla Tucker.

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

**Approval of Regular Meeting Minutes Dated 6-06-2022:**

MOTION by Allen, second by Huntley to approve the Regular meeting minutes dated 6-06-22.

MOTION approved unanimously.

**Correspondence:** City Administrator, Kent Hixson, advised the council there was a memorandum for their review from the City Attorney regarding Restriction of Firearms in Municipal Buildings. This will be a discussion item at the next City Council meeting. Mayor Steadman received correspondence from Judi Patterson extending a thank you to city crews for tree trimming and allowing her to have input on the manner in which the trees were trimmed around the power lines. Mayor Steadman received a request to assist in a nomination at McConnell AFB for an award. This was passed on to city staff for assistance in potentially providing such nomination.

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

**Appointments, Awards and Citations:** None

**OLD BUSINESS**

**1. Resolution to Reschedule the General Obligation Bond Sale:**

The city has been working towards the sale of the Series A, 2022 General Obligation Bonds and Series B, 2022 General Obligation Bonds which will provide financing for the sales tax projects and the benefit district projects. The sale date was scheduled to occur on June 20, 2022, which is a scheduled City Council meeting date. The bids were scheduled to be received during the morning and the Bond Resolution and Ordinance would be considered by the City Council that evening. Due to the observed federal holiday of Juneteenth, the bond market will be closed on Monday, June 20<sup>th</sup>. Given that the bond market will be closed, it was recommended that the city reschedule the sale for June 27, 2022. The required notices and information provided to bidders will reflect that bids are due by 10:00 A.M. Central Time on Monday, June 27, 2022. The bids and related

resolution and ordinance will then need to be considered by the City Council. Bidders for bond sales expect to have formal approval of the bids, resolution and ordinance within 24 hours of the sale time. As a result of the necessary rescheduling of the sale, this will require a brief special meeting of the City Council to accept the low bids and adopt the Bond Resolution and Ordinance during the evening of June 27, 2022.

It is staff's recommendation that the sale be scheduled during a week where the city will have the full attention from bidders and bond investors. The city does have a scheduled City Council meeting on July 6, 2022. However, with the meeting being held during a holiday week, staff has concerns about scheduling a bond sale that week. The city will have a better outcome and potentially more bids selling the Bonds on June 27<sup>th</sup> as opposed to July 6<sup>th</sup>. As a result, the financial impact to the City is a potentially better sale and lower overall borrowing cost by avoiding a sale during a holiday week.

MOTION by Huntley, second by Cardwell to adopt Resolution No. 2022-9 amending Resolution No. 2022-8, so as to reschedule the sale date for the Series A, 2022 General Obligation Bonds and Series B, 2022 General Obligation Bonds to June 27, 2022.

MOTION approved unanimously.

#### RESOLUTION NO. 2022-9

A RESOLUTION AMENDING RESOLUTION NO. 2022-8 OF THE CITY OF MULVANE,  
KANSAS.

#### NEW BUSINESS

**1. First Baptist Church - Request for temporary zoning permit and reduction of the fireworks stand fee:**

The First Baptist Church Student Ministry is seeking to run a fireworks tent to raise money for their student ministry. FBC is requesting to reduce the \$6,000.00 fireworks stand permit fee and grant a temporary zoning permit for the back of the property at 1020 N. Second facing K-15. The FBC church lot is zoned R-1 Single-Family Residential. The City code states the property must be zoned properly to permit retail sales. The Church would have to apply for and receive a temporary zoning permit to allow for the sale of fireworks.

MOTION by Cardwell, second by Huntley to reduce the \$6,000.00 city fireworks stand fee to \$3,000.00.

MOTION approved unanimously.

MOTION by Huntley, second by Allen to grant a temporary zoning permit for First Baptist Church in Mulvane for a firework's stand.

MOTION approved unanimously.

**2. Sanitary Sewer Collection Mains – review bids to line sewer mains:**

Public Works Director, Kevin Baker, reviewed the history of the city’s rehabilitation program and explained the process of Cured in Place Pipe (CIPP) with the council.

The city requested bids for the rehabilitation of two sections of sewer main. The sections that have been prioritized for rehabilitation in 2022 are located on First St. between Collier and Plaza. It is approximately 2,200 ft. The clay tile pipe in this area is approximately 60 years old. This new lining seals out tree roots and groundwater infiltration. This process reduces maintenance requirements and extends the useful life of the sewer main. After the new lining is in place, a robotic camera and router is used to cut new openings for the customer’s service lines.

The actual cost may be more than quoted once exact final footage is determined and line conditions are documented by the contractor. An additional \$8,400.00 of contingency funds was added to the quoted amount to cover possible additional costs needed for this project.

RFPs were sent to seven vendors. The city received two proposals back.

Insituform Technology	\$82,400.00
SAK Construction, LLC	\$137,190.00

MOTION by Allen, second by Ford to approve the quote for sanitary sewer lining (Cured in Place Pipe) of approximately 2,200 linear ft. of sewer main from Insituform Technology of Chesterfield, Mo. in the amount not to exceed \$90,800.00.

MOTION approved unanimously.

**3. 512 N. First – Nuisance Abatement:**

The City of Mulvane has exhausted all efforts to bring the property at 512 N. First into compliance. Public Safety Director, Gordon Fell, reviewed photos of the property and reviewed the numerous attempts taken to get the property owner to clean up the property. An additional notice was given to the property owner this afternoon. Staff is asking the City Council to proceed with appropriate steps to address this problem.

Council asked about the inside living conditions of the property and if there were any resources available to help the elderly owner that resides at the property. Due to the nature of previous encounters with the individuals that live there, an officer will be present should the city need to take further action. City Attorney, J.T. Klaus, indicated he would need a specific explanation of what is going to be done to abate the nuisance. All costs associated with the clean-up of the property will be assessed as a lien against the property.

MOTION by Cardwell, second by Ford to instruct the City Attorney to draft a resolution to abate the nuisance and clean up the property at 512 N. First Street as deemed appropriate.

MOTION approved unanimously.

**4. Real Estate Purchase Agreement for 107 W. Poplar:**

Planning and Zoning Director, Joel Pile, addressed the council regarding the property at 107 W. Poplar. The purchase of the property would provide the area needed to install a portion of the new

sewer for the Main “A” Sanitary Sewer Project and create additional public green space along Styx Creek. This item will be tabled until we receive a signed agreement from the property owner for council review.

**5. BCBS Fitness Court Grant Discussion:**

During the February 7, 2022, CC Meeting, the MRC presented a proposal to build an outdoor fitness court. The MRC indicated there was a partnership opportunity between the National Fitness Campaign and Blue Cross & Blue Shield of Kansas to apply for a \$50,000 grant to offset the cost of building an outdoor fitness court. The Council asked for the project to be included in the Capital Improvement Plan and for the MRC to proceed with the grant application.

In May 2022, the MRC was notified that the NFC Grants Committee had preliminarily awarded a \$50,000 grant for Mulvane’s Fitness Court. To accept the award, the city would need to approve a resolution committing to the matching funds and agreeing to complete the project within the 2022 calendar year.

The council liked the idea of some type of fitness court, however, felt this was something that could be incorporated later when funds were available. The city has projects for park improvements to which we have already committed. It was suggested to incorporate some of the features of the fitness court into a more fitting layout as a future project.

**ENGINEER**

**1. Project Review and Update:**

City Engineer, Chris Young, reviewed the status of the current projects with the council which include – Main “A” Sanitary Sewer Improvements, Rock Road Sewer Lift Station Abandonment, Styx Creek Flood Mitigation, and Rock Road Mill & Overlay.

**2023 BUDGET PRESENTATIONS**

**Public Works and Utilities:**

Public Works Director, Kevin Baker, reviewed the 2023 budgets for Public Works, Special Highway, Electric, Wastewater, and Water with the council.

**City Clerk:** None

**City Administrator:** None

**City Attorney:** Commented that it is illegal to attach anything to a public utility pole.

**Consent Agenda Items #1 - 2:**

MOTION by Allen, second by Huntley to approve Consent Agenda items #1 - 2.

1. Payroll dated 6-10-22 (\$225,925.38)
2. Warrant Register (\$1,584,920.08)

MOTION approved unanimously.

**ANNOUNCEMENTS, MEETINGS, AND NEXT AGENDA ITEMS:**

Monday, June 27<sup>th</sup> at 7:30 p.m. reconvene council meeting for bond sale.

Wednesday, July 6<sup>th</sup> – next regular council meeting @ 7:30 p.m.

**RECESS MEETING:**

MOTION by Allen, second by Huntley to recess the City Council meeting until 7:30 p.m. Monday, June 27<sup>th</sup>.

MOTION approved unanimously at 9:53 p.m.

Minutes by:  
Debra M. Parker, City Clerk