

**MULVANE CITY COUNCIL
REGULAR MEETING MINUTES**

August 4, 2025

6:00 p.m.

The Mulvane City Council convened at the City Building at 211 N. Second at 6:00 p.m. Presiding was Mayor Brent Allen, who called the meeting to order.

COUNCIL MEMBERS PRESENT: Grant Leach, Todd Leeds, Kurt Westfall, Tim Huntley.

OTHERS PRESENT: Austin St. John, Debbie Parker, J. T. Klaus, Joel Pile, Mike Robinson, Chris Young, Gordon Fell, Rachael Blackwell, Terry Lane, Matthew McEntire, Kerry Knetzer.

PLEDGE OF ALLEGIANCE: All stood for the Pledge of Allegiance led by Mayor Allen.

APPROVAL OF REGULAR MEETING MINUTES:

MOTION by Leach, second by Huntley to approve the Regular meeting minutes dated July 21, 2025.

MOTION approved unanimously.

CORRESPONDENCE: Councilmember Westfall received a call regarding erosion control along Styx Creek and whose responsibility it was to maintain. It was advised that it is the owner's responsibility, however, if the owner gave consent to the City, it is possible we could assist. Councilmember Leeds noticed there is an area in Main Street Park that has only a small amount of grass due to the recent Sanitary Sewer Improvements and wondered if we could put down some sod. With the heavy use of the park during Old Settler's if it rains, this will be a muddy mess.

PUBLIC COMMENTS: Matthew McEntire and Kerry Knetzer were present to express concern over a zone change request in the County from RR Rural Residential to PUD to create the Mulvane Sand PUD. This will be located on the northeast corner of South Oliver Street and East 111th Street South. Some concerns included traffic, safety, and road conditions. County Commissioners Jim Howell and Jeff Blubaugh have also been contacted. The Metropolitan Area Planning Commission will hold a Public Hearing on Thursday, August 14th.

It was also mentioned that there are tree branches on Anthony Lane which need trimmed to avoid hitting the school buses. Since this is in the County, the City will not be able to assist with this, however, staff will contact the School District and advise them of the issue.

APPOINTMENTS, AWARDS AND CITATIONS: None

OLD BUSINESS

None

NEW BUSINESS

1. Incentive Pay for Employees:

Public Safety Director, Gordon Fell, presented information to the council for incentive pay for employees, including Shift Differential, Education, Bilingual and Military Pay. Fell explained the importance of having a competitive wage and incentives to attract and retain quality employees. Fell felt these incentives could be implemented now and easily absorbed.

The council liked the incentives but wanted to see dollar amounts before making a decision. It was also suggested to look at a progression plan for wage increases instead of a merit increase. Mayor Allen advised that cost was important but felt it should be equal for everyone.

After much discussion, the council requested staff to provide the dollar amounts for each incentive and would like to vote on them separately. Staff will provide the requested information for council's review and consideration at the next meeting.

MOTION by Leeds, second by Huntley to table the incentive pay for employees until the next meeting.

MOTION approved unanimously.

ENGINEER

1. Agreement with Apex Excavating for Main "A" Sanitary Sewer Phase 4:

Apex Excavating is completing Phase 3 of the Main "A" Sanitary Sewer Improvements. Apex asked if the City was interested in negotiating a price for Phase 4. The City was interested in receiving a preliminary cost which could save remobilization costs and expedite completion of the Main "A" Improvements. Apex provided a base bid for Phase 4 in the amount of \$1,464,995.00 with an add Alternate A Bid for pavement construction for streets, valley gutters, and curb and gutters for a cost of \$225,450.00, making the total with the Add Alternate A Bid, \$1,690,445.00.

On July 7, 2025, the City Council approved a Notice of Award to Apex Excavating for constructing Phase 4 of the Main "A" Sanitary Sewer Improvement Project. The Agreement is now ready for council review and approval.

MOTION by Leeds, second by Leach to approve the construction agreement with Apex Excavating for constructing Phase 4 of the Main "A" Sanitary Sewer Improvement Project and authorize the Mayor to sign.

MOTION approved unanimously.

Mayor Allen would like to know the amount the City has saved by doing this project in Phases. Young will bring those numbers back to the City Council. Young indicated that Phase 4 is the last phase of the project and is a bypass sewer with no service connections, which will significantly decrease the flow in Settler's Addition.

2. Agreement with PSE for English Park Pedestrian Bridge:

The City is planning to construct a pre-manufactured steel pedestrian bridge to replace an existing wooden bridge damaged during flooding in 2016. Sealed bids for the construction of the English Park Pedestrian Bridge were received by the City on July 8, 2025. Two bids were received:

PSE Contractors, LLC - \$280,512.50
Dondlinger & Sons - \$396,490.90

On July 21, 2025, the City Council approved the issuance of a Notice of Award to PSE Contractors, LLC. The Agreement is now ready for council review and approval.

MOTION by Huntley, second by Westfall that the City enter into a construction agreement with PSE Contractors, LLC for the Pedestrian Bridge Replacement in English Park and authorize the Mayor to sign.

MOTION approved unanimously.

3. Project Review and Update:

Main "A" Sanitary Sewer Improvements Phase 3 – Apex has completed all Phase 3 SS and MH installations, and all flow has been transferred into the new line. Westbound traffic on Bridge St. is open, and pavement has been completed. The contractor has been advised that the Third St. replacement needs to be completed no later than 8/16/25. Young also indicated that the Utility Dept. has been working on electric connections in the park and when that is complete the grass will be replaced.

Phase 1 Harvest Point – Kansas Paving has completed all punch-list work. McCullough Excavation has begun re-work associated with site grading.

Emerald Valley Estates 2nd Addition – A final walk-through inspection and substantial completion certificate was prepared for the grading and utility improvements performed by McCullough Excavation. Pearson Construction has completed the AC pavement base lift and all concrete work for streets.

English Park Pedestrian Bridge – A construction agreement with PSE Contractor's LLC was previously approved.

Water Distribution System Study – The EPANET water model has been prepared, and test modeling of the City's existing water distribution system has been run. Field pressure data recorders have been delivered to the City to initiate pressure monitoring.

LAND BANK

MOTION by Huntley, second by Leach to recess the August 4, 2025, City Council Meeting and convene as the Mulvane Land Bank.

MOTION approved unanimously.

MOTION by Leach, second by Westfall to approve the June 16, 2025, Land Bank Trustee Meeting Minutes.

MOTION approved unanimously.

MOTION by Huntley, second by Leach that the Mulvane Land Bank Trustees set the public hearing for the 2026 Land Bank Budget for Wednesday, September 3, 2025, at 6:00 p.m. at City Hall.

MOTION approved unanimously.

MOTION by Leach, second by Westfall to adjourn the meeting of the Mulvane Land Bank Board of Trustees and reconvene as the Mulvane City Council.
MOTION approved unanimously.

CITY STAFF

City Clerk: None

City Administrator: The financial report for June was provided for council review. St. John advised the council that we will need to amend the 2025 budget to transfer additional funds to the Sr. Center due to the additional expenses for the MCAT. St. John also indicated that the City has collected more in sales tax than expected which will allow us to pay for sales tax projects and make the bond payments.

City Attorney: City Attorney, J.T. Klaus, advised the City Council that after more than 25 years with Triplett Woolf and Garretson, he will be leaving the firm. Klaus has entered into a new association with Spencer Fane Law Firm and will be assisting them in opening a Wichita office. Spencer Fane is a national law firm with over 650 attorneys. Klaus indicated this will provide depth to the kind of representation the City has not had before. His team from TWG has transferred with him. Klaus will provide a new engagement letter with the new firm, which will be identical to the one we currently have.

Mayor Allen congratulated Klaus and thanked him for his leadership and invaluable legal advice.

CONSENT AGENDA ITEMS:

MOTION by Leach, second by Westfall to approve consent agenda items 1-4.

1. Payroll Dated 8/1/25 -\$282,205.09
2. City Utility Bills for June - \$23,891.24
3. Purchase of Road Oil from Vance Brothers - \$14,833.50
4. Pearson Construction Pay Appl. #2 - Emerald Valley 2nd Addn. - \$169,761.76

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS, AND NEXT AGENDA ITEMS:

Next City Council Meeting – Monday, August 18, 2025 – 6:00 p.m.

ADJOURNMENT:

MOTION by Leeds, second by Leach to adjourn the regular meeting of the Mulvane City Council.
MOTION approved unanimously at 7:06 p.m.

Minutes by:

Debra M. Parker

Debra M. Parker, City Clerk

Minutes approved by the City Council 8/18/25.