

MULVANE CITY COUNCIL  
REGULAR MEETING MINUTES

February 5, 2018

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:** Brent Allen, Barry Fleming, Jenean Keck and Kevin Cardwell.

**Others Present:** Debbie Parker, Kent Hixson, J.T Klaus, Joel Pile, Chris Young, Mike Robinson, Larry Beck, Brad Modlin, Steve Nichols, Gordon Fell, Larry Gerwick, Vernon Storey, Brett Hooten and Bary Warren of Gridliance, James Ging of KPP, Dennis Rittle and Julia Jarboe of Cowley College.

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

**Approval of Regular Meeting Minutes Dated 1-15-18:**

MOTION by Keck, second by Allen to approve the Regular meeting minutes dated 1-15-18.

MOTION approved unanimously.

**Correspondence:** None

**Review and Closing of the Agenda:** Add CMB & Liquor License renewal for DLN, LLC. dba Mulvane Liquor as item #8 under Consent Agenda.

**Appointments, Awards and Citations:**

**1. Service Recognition Award:**

Jonathan Rogers was recognized for his ten (10) years of service to the City. (Jon was not present).

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. Cowley College Presentation – Dr. Dennis Rittle:**

Dr. Rittle gave the council an update on the College. Topics included enrollment; an engineering agreement with WSU; and new programs being offered. Dr. Rittle asked for continued support from the community and answered questions from council and staff.

**2. Transient Guest Tax Applications:**

MOTION by Cardwell, second by Fleming to approve the following Transient Guest Tax fund applications:

- |   |            |
|---|------------|
| 1. Annual Showdown in the Valley Car Show | \$3,500.00 |
| 2. Mulvane Annual Alumni Banquet          | \$2,480.00 |

- |                                       |            |
|---------------------------------------|------------|
| 3. Doc Sunback Film Festival          | \$3,000.00 |
| 4. Collegiate Sumner Baseball Team    | \$5,000.00 |
| 5. Ks. Petroleum Marketers Assoc.     | \$2,500.00 |
| 6. Ks. High School Rodeo State Finals | \$5,000.00 |
- MOTION approved. (Cardwell abstained)

## **ORDINANCES & RESOLUTIONS**

None

### **ENGINEER**

#### **1. Boxelder Power Plant Decommissioning – Environmental Assessment Evaluation Proposal:**

MOTION by Keck, second by Allen that the City enter into an agreement with Terracon Consultants, Inc. in the amount of \$12,300 for Phase I and Limited Phase II ESA services as outlined in their proposal dated 1-12-18, and authorize the Mayor to sign. The funds will come from the Electrical Department Capitol Improvement Fund No. 511-09-637.

MOTION approved unanimously.

#### **2. Villa Maria Improvements – Water Line Extension Engineering Agreement:**

MOTION by Keck, second by Fleming that the City enter into an agreement with Young & Associates, P.A. in the amount of \$5,300.00 for construction administration services for 8” waterline improvements to serve the Villa Maria Retirement Home, and authorize the Mayor to sign.

MOTION approved unanimously.

**3. Project Review and Update:** Chris Young, City Engineer, reviewed several projects: Nottingham Estates, Emerald Valley Estates, Gilberts Addition, English Park Design Survey and Drainage Improvements. There is a meeting planned with BNSF on February 20th at 10:00 a.m. at city hall. Young reviewed a draft agenda for the meeting.

### **LAND BANK**

MOTION by Cardwell, second by Keck to recess City Council meeting and convene as the Mulvane Land Bank.

MOTION approved unanimously.

MOTION by Keck, second by Allen to approve the Land Bank Board of Trustees meeting minutes dated 1-15-18.

MOTION approved unanimously.

MOTION by Cardwell, second by Fleming to approve the City utility bills for Land Bank owned properties in the total amount of \$5.15 for 202 W. Main and 209 W. Main.

MOTION approved unanimously.

MOTION by Fleming, second by Allen to approve the invoice from Triplett Woolf Garretson in the amount of \$915.00 for legal services related to Land Bank business.

MOTION approved unanimously.

MOTION by Fleming, second by Cardwell to authorize H. Excavating, LLC. to remove/demolish/dispose of the north addition of 100 W. Main for a price not to exceed \$7,500.  
MOTION approved unanimously.

MOTION by Cardwell, second by Keck to table the offers for the property at 219 W. Main to allow time for more information to be gathered from the three interested parties. The information will be provided at the February 19, 2018 meeting.  
MOTION approved unanimously.

Chair Steadman expressed the need for financial statements and a business plan in order to move forward with the potential sale of this property. Board member Keck would not prefer to sell all three lots together. It was the consensus of the Board to not sell all three lots for \$5,000 without the requested documentation.

MOTION by Cardwell, second by Fleming to allow the garage at 102 W. Main to be removed at Kent Hixson's discretion if within his spending limit.  
MOTION approved unanimously.

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

### **MULVANE HOUSING AUTHORITY**

MOTION by Cardwell, second by Keck to recess the City Council meeting and convene as the Mulvane Housing Authority.  
MOTION approved unanimously.

MOTION by Allen, second by Fleming to approve the Mulvane Housing Authority meeting minutes dated 12-18-17.  
MOTION approved unanimously.

The MHA needs to approve three new signatories for the Quad County Manor bank accounts. Once the MHA decides who will be the three signatories, Carson Bank will complete the necessary signature forms and they will be ready to sign at the next council meeting.

MOTION by Cardwell, second by Fleming to approve 1) Brent Allen 2) Jenean Keck and 3) Nancy Mottola as signatories on the Quad County Manor accounts.  
MOTION approved unanimously.

MOTION by Cardwell, second by Keck to adjourn the Mulvane Housing Authority meeting and reconvene the regular City Council meeting of February 5, 2018.  
MOTION approved unanimously.

**City Clerk:** None

**City Administrator:**None

**City Attorney:**

**Executive Session # 1:**

The City Attorney requested an executive session for twenty (20) minutes to discuss matters involving attorney-client privilege under K.S.A. 75-4319(b)(4) for the purpose of reviewing confidential data regarding utility changes. Said executive session to include the Mayor, City Council, City Administrator, City Attorney, Utility Director and Representatives from Kansas Power Pool and Gridliance.

MOTION by Cardwell, second by Fleming to recess the regular City Council meeting for an executive session not to exceed twenty (20) minutes to discuss matters involving attorney-client privilege under K.S.A. 75-4319(b)(4) for the purpose of reviewing confidential data regarding utility changes. Said executive session to include the Mayor, City Council, City Administrator, City Attorney, Utility Director and Representatives from Kansas Power Pool and Gridliance.

to reconvene at approximately 9:00 p.m.

MOTION approved unanimously at 8:40 p.m.

MOTION by Cardwell, second by Allen to reconvene the regular City Council meeting at 9:04 p.m.

MOTION approved unanimously.

The Mayor stated that no decisions were made during the executive session.

**Executive Session # 2:**

The City Attorney requested an executive session to discuss matters involving land acquisition under K.S.A. 75-4319(b)(6) for the purpose of reviewing an offer to sell the City certain real estate for a period not to exceed fifteen (15) minutes, to include the Mayor, City Council, City Administrator and City Attorney.

MOTION by Fleming, second by Allen to recess the regular City Council meeting for an executive session not to exceed fifteen (15) minutes to discuss matters involving land acquisition under K.S.A. 75-4319(b)(6) for the purpose of reviewing an offer to sell the City certain real estate, to reconvene at approximately 9:20 p.m. Said executive session to include the Mayor, City Council, City Administrator and City Attorney.

MOTION approved unanimously at 9:05 p.m.

MOTION by Cardwell, second by Keck to reconvene the regular City Council meeting at 9:25 p.m.

MOTION approved unanimously.

The Mayor stated that no decisions were made during the executive session.

## **PUBLIC BUILDING COMMISSION**

MOTION by Allen, second by Fleming to recess City Council meeting and convene as the Public Building Commission.

MOTION approved unanimously.

MOTION by Cardwell, second by Fleming to authorize the form of the Real Estate Purchase Agreement for property at 410 E. Main in Mulvane and authorize the chair to sign.

MOTION approved unanimously.

MOTION by Keck, second by Fleming to authorize City staff to conduct or commission all necessary inspections, surveys and related matters in accordance with said Real Estate Purchase Agreement.

MOTION approved unanimously.

MOTION by Cardwell, second by Allen to recess Public Building Commission and reconvene the regular City Council meeting.

MOTION approved unanimously.

### **Consent Agenda:** Items 1 - 8

MOTION by Keck, second by Fleming to approve Consent Agenda items 1 – 7 and the added item #8 for the Liquor & CMB License for Mulvane Liquor.

1. **Payroll:** Dated 1-26-18 (\$201,199.58)
2. **City Utility Bills** - (\$27,845.49)
3. **Nottingham Estates** – Sewer & Water Improvements - Pay App. # 2 (\$77,387.40)
4. **Nottingham Estates** – Sewer & Water Improvements - Pay App. # 3 (\$21,373.65)
5. **Automated Meters Equipment** – Core & Main Invoice (\$17,605.24)
6. **Warrant Register** – January, 2018 (\$1,801,503.09)
7. **Wastewater Treatment Plant** – Chemical Purchase Brenntag (\$13,397.00)
8. **Liquor & CMB License for Mulvane Liquor**

MOTION approved unanimously.

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

- Monday, Feb. 19th - Next council meeting @ 7:30 p.m.
- Mayor Steadman attended the Mayor's Summit which had ideas for community incentives and business development.

### **ADJOURNMENT:**

MOTION by Allen, second by Keck to adjourn the council meeting at 9:32 p.m.

MOTION approved unanimously.

Minutes by:  
Debra M. Parker, City Clerk