

MULVANE CITY COUNCIL
REGULAR MEETING MINUTES

October 1, 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, Kevin Cardwell and Barry Fleming.

Others Present: Debbie Parker, Kent Hixson, J.T. Klaus, Gordon Fell, Chris Young, Brad Modlin, Kevin Baker, Carol Roberts, Mike Robinson, Tony Mellini, Gary McGuire, Steve Nichols.

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

Approval of Regular Meeting Minutes Dated 9-17-18:

MOTION by Fleming, second by Allen to approve the Regular meeting minutes dated 9-17-18. MOTION approved unanimously.

Correspondence: None

Review and Closing of the Agenda: None

Appointments, Awards and Citations:

1. **Mulvane Education Foundation:** Gary McGuire and Steve Nichols were present to remind the council of the Mulvane Education Foundation fund raiser on October 20th at the Kansas Star Casino. The MEF has been able to provide grants to the school with the funds raised. McGuire explained the sponsorship opportunities. Two tickets will be offered to city employees by Partyline Liquor.

OLD BUSINESS

None

NEW BUSINESS

1. Asphalt Overlay of City Alleys:

There are two alleys in the 100 block of W. Main that are in need of repair. Both of these alleys are hard surfaced. One is between 1st & 2nd Street and the other between Main St. and Mulvane St. The public uses them daily as a city street to access businesses. There are several pot holes and a few utility cuts in the alley that have been repaired.

Staff is proposing that these two alleys be improved with a two-inch (2") asphalt overlay. Paving the alleys will help dress up the area behind the Land Bank owned buildings (100 & 102 W. Main), providing better aesthetics to the entire area.

The city received a quote from APAC to do the two-inch overlay for both alleys for \$15,447.00. Frank Carson with Carson Bank has offered to pay 40% of this total, with the City paying for the remainder 60%. There are funds available for this expense in the Special Highway Fund.

MOTION by Fleming, second by Cardwell to accept the quote from APAC in the amount of \$15,447.00 to lay down a two-inch overlay on two city alleys.

MOTION approved unanimously.

2. Pix Center – Review Use and Rental Fees:

The Pix Community Center has been available to rent for over a year. Staff has completed an evaluation of the rental revenues to the ongoing maintenance and utility expenses of the facility. The Pix has been very popular and used frequently on the weekends. The current rental fee is very nominal. The year to date revenue for the Pix is \$6,220.00. Expenses for the Pix Community Center include monthly utility bills, janitorial services, insurance and cleaning supplies. The year to date expenses for the Pix is \$6,645.00.

Staff recommended changes to the Use Policy Agreement and a slight increase in the rental fees. The city will honor any reservations that have already been made at the current rental fees.

Security and alcohol use was also discussed. City Attorney, J.T. Klaus, recommended checking with our Insurance Company regarding this issue to see what was required.

For information and discussion only. No action taken.

ORDINANCES & RESOLUTIONS

None

MULVANE HOUSING AUTHORITY

MOTION by Allen, second by Cardwell to recess the City Council Meeting and convene as the Mulvane Housing Authority.

MOTION approved unanimously.

MOTION by Cardwell, second by Fleming to approve the Mulvane Housing Authority Meeting minutes dated 8-20-18.

MOTION approved unanimously.

Carol Roberts, Property Manager, was present to discuss the proposed laundry machine purchase. There was discussion comparing a lease agreement for coin operated machines to purchasing the machines for Quad County Manor. The Board had questions about the terms of the warranty for the machines used in this type of facility. Roberts will check on this.

MOTION by Allen, second by Fleming to approve spending \$1,537.94 from the reserve fund for the purchase of a front load washer and new dryer for Quad County Manor.

MOTION approved unanimously.

Roberts thanked the Board and expressed her appreciation for their vested interest and involvement in the facility.

MOTION by Allen, second by Cardwell to adjourn the Mulvane Housing Authority meeting and reconvene the regular City Council meeting of October 1, 2018.

MOTION approved unanimously.

PUBLIC BUILDING COMMISSION

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

MOTION approved unanimously.

MOTION by Cardwell, second by Fleming to approve the PBC meeting minutes dated 9-17-18.

MOTION approved unanimously.

The Board is waiting on a completed contract and a Payment and Performance Bond from Van Asdale Construction for the remodel of 410 E. Main. The Board asked if the contract could be approved indicating a percentage for the Bond. This was not recommended by the City Attorney.

MOTION by Fleming, second by Cardwell to approve an invoice from MJC Architecture for document printing and MABCD plan review fee totaling \$1,323.29.

MOTION approved unanimously.

MOTION by Allen, second by Fleming to adjourn the Public Building Commission meeting of 10-01-18 and reconvene as the Mulvane City Council.

MOTION approved unanimously.

ENGINEER

1. Boxelder Power Plant Decommissioning:

Tony Mellini, from Terracon, reviewed project summaries and testing results with the council. The draft Environmental Site Assessment and the draft Limited Site Investigation Report have been provided to the council for their review. Mellini explained the application and ranking process by KDHE for the Petroleum Storage Tank Release Trust Fund and the possible time frame involved with the decommissioning.

Modlin explained to the Council what has been completed to date as part of the decommissioning process. Hixson reviewed the expenses to date.

MOTION by Fleming, second by Allen to approve for submission to KDHE, Terracon's Phase 1 Environmental Site Assessment (ESA) and Limited Site Investigation (LSI) for the Boxelder Power Plant.

MOTION approved unanimously.

MOTION by Cardwell, second by Fleming to approve Terracon Consultants, Inc. Supplement to Agreement in the amount of \$4,000 for the Additional Services as outlined in the Agreement dated September 26, 2018 and authorize the Mayor to sign.

MOTION approved unanimously.

MOTION by Fleming, second by Cardwell to prepare an application to the KDHE Petroleum Storage Tank Release Trust Fund. Councilmember Allen asked about the benefits of applying to the Fund.

MOTION approved unanimously.

Project Review and Update: Chris Young, City Engineer, reviewed several projects: Emerald Valley Estates, English Park and Styx Creek Drainage Improvements, Decommissioning of the Boxelder Power Plant, the Rock Road Water Line, Rock Road Crosswalk and Water Distribution GIS mapping.

City Clerk: None

City Administrator: Advised the council of updates on the property at 201 W. Main. The Teeter water leak issue discussed at the last council meeting has been resolved with the landlord. There has been some speculation by the public about the property at 100 / 102 W. Main. The Land Bank has not received an offer to buy the property. A gentleman has spoken with Brent Allen, as a member of the Mulvane Community Foundation, and the City Attorney about raising funds to possibly purchase the building.

City Attorney: None

Consent Agenda - Items 1 - 3:

MOTION by Cardwell, second by Allen to approve Consent Agenda items 1 – 3.

1. Payroll dated 9-21-18 (\$198,208.10)
2. City Utility Bills (\$18,181.70)
3. Flint Hills Resources – Final Pay App. for Emerald Valley Estates (\$64,308.97)

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS AND NEXT AGENDA ITEMS:

- Monday, Oct. 15th - Next council meeting @ 7:30 p.m.
- Saturday, Oct. 6th – Band Day

ADJOURNMENT:

MOTION by Allen, second by Cardwell to adjourn the City Council meeting at 8:53 p.m.

MOTION approved unanimously.



Minutes by:

Debra M. Parker, City Clerk