

MULVANE CITY COUNCIL
REGULAR MEETING MINUTES

February 17, 2020

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, Jenean Keck, Barry Fleming and Kevin Cardwell.

Others Present: Kent Hixson, J.T. Klaus, Mike Robinson, Debra Parker, Gordon Fell, Joel Pile, Van Tarr.

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

Approval of Regular Meeting Minutes Dated 2-03-2020:

MOTION by Fleming, second by Allen to approve the Regular meeting minutes dated 2-03-2020.
MOTION approved unanimously.

Correspondence: None

Review and Closing of the Agenda: None

Appointments, Awards and Citations:

1. Planning Commission Appointments:

MOTION by Fleming, second by Cardwell to appoint Erin Manning to fill the unexpired term of Mike Mundell for the Sumner County – city resident position on the Mulvane Planning Commission.

MOTION approved unanimously.

MOTION by Cardwell, second by Fleming to appoint Danny Harvey to fill the unexpired term of Paul Banzet for the Sedgwick County – rural resident position on the Mulvane Planning Commission.

MOTION approved unanimously.

OLD BUSINESS

None

NEW BUSINESS

1. Transient Guest Tax Applications:

The council discussed the criteria for events to qualify for transient guest tax funds. Transient guest tax funds are for local events that would generate an overnight stay at the Hampton Inn. The council discussed the applications received. Some of the applications were for private events or

fundraisers. The council did not want to set precedence for these events. It was indicated to establish some guidelines for applications. City Attorney, J.T. Klaus, explained some cities have a Convention & Visitors Bureau (CVB) that is responsible for governing and handling the applications.

MOTION by Allen, second by Keck, to approve the Transient Guest Tax funds for the Mulvane High School Annual Alumni Event for \$2,000.00.

MOTION approved unanimously.

Request for transient guest tax funds for Mulvane Class of 1970 – 50th Yr. Reunion for \$1,000.00.
No motion.

Request for transient guest tax funds for Mulvane Education Foundation Dinner/Auction for \$2,000.00.

No motion.

2. Demolition of 108 N. 2nd:

On 1/6/2020, the Mulvane Land Bank entered into a Real Estate Purchase Agreement to acquire the property at 108 N. Second for \$55,000. The Land Bank closed on the building and took possession on February 7, 2020. The building was purchased by the Land Bank specifically so it could be demolished. H. Excavating, L.L.C. has provided a quote to demolish the building and level the site for \$17,500.

The Public Safety Department will be using the building for training purposes before it is demolished. It was indicated to make the public aware when the training exercises would take place.

MOTION by Keck, second by Cardwell to authorize H. Excavating, L.L.C. to demolish the building at 108 N. Second for the quoted price of \$17,500 pending approval by the Land Bank.

MOTION approved unanimously.

3. Creating a Network Administrator/IT Position for the City:

In 2016, the City of Mulvane contracted with All Covered, a division of Konica Minolta, to provide the City with IT and network services. These services included, online and onsite IT support, purchasing our licenses and keeping them current, daily backup and storage. In November of 2019, Konica Minolta restructured and eliminated the position of the person in the Wichita area that was our IT support. Our IT support now comes from the Kansas City area and the support and service provided has declined.

After much discussion, the City staff, along with the Library Director, feel that the City would benefit from a full time network administrator that would be responsible for all of the services that we now receive from All Covered as well as other responsibilities as outlined in the job description.

Council discussed the differences between contracting this service or having a full-time employee. The job description was discussed with additions recommended by the City Attorney.

MOTION by Keck, second by Fleming to allow the City Administrator to create the position of network administrator and fill that position at his discretion in 2020.
MOTION approved unanimously.

ORDINANCES & RESOLUTIONS

1. Homestead Sr. Housing Phase 2 – Public Hearing for Property Tax Abatement:

Mayor Steadman opened the public hearing regarding the issuance of taxable multi-family housing revenue bonds and an accompanying property tax abatement for phase II of an affordable senior independent living facility to be developed and operated by Homestead Senior Residences Mulvane Phase II, LLC.

Mayor Steadman asked if there was anyone from the public who desired to present their views on this topic and invited them to speak.
There was no one present.

Since there were no members of the public desiring to speak on this matter, the public hearing was closed.

City Attorney, J.T. Klaus, reviewed the Resolution with the Council.

MOTION by Allen, second by Fleming to adopt Resolution No. 2020-3 indicating the City's intent to grant 100% abatement of ad valorem property taxes for 10 years for the proposed project in connection with the issuance of not to exceed \$4,100,000 of Taxable Multi-Family Housing Revenue Bonds.
MOTION approved unanimously.

RESOLUTION NO. 2020-3

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF MULVANE, KANSAS,
APPROVING AN AD VALOREM PROPERTY TAX EXEMPTION FOR PROPERTY
ACQUIRED WITH THE PROCEEDS OF CERTAIN TAXABLE MULTI-FAMILY HOUSING
REVENUE BONDS.

ENGINEER

1. Project Review and Update:

In Chris Young's absence, City Staff reviewed the project updates with the council which included the Sanitary Sewer Study Update, Rock Road Water Line, Flood Mitigation Grant – English Park and Styx Creek Drainage Improvement, Decommissioning the Boxelder Power Plant, Homestead Phase 2 and E. Mulvane Street Drainage.

MULVANE LAND BANK

MOTION by Fleming, second by Keck to recess the City Council meeting and convene as the Mulvane Land Bank Board of Trustees.

MOTION approved unanimously.

MOTION by Keck, second by Fleming to approve the Land Bank Board of Trustees meeting minutes dated 2-03-2020.

MOTION approved unanimously.

MOTION by Allen, second by Fleming to approve the invoice from The Mulvane News in the amount of \$65.00 for legal publication for the Land Bank annual report.

MOTION approved unanimously.

MOTION by Keck, second by Fleming that the Land Bank grant permission to the City for demolition of the property at 108 N. Second.

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.

City Clerk: None

City Administrator: None

City Attorney: None

Councilmember Fleming thanked Hixson and the supervisors for assisting the WSU-MPA student.

Consent Agenda Item 1 - 3:

MOTION by Allen, second by Fleming to approve Consent Agenda items 1-3.

1. Payroll dated 2-07-2020 (\$201,054.46)
2. Warrant Register – January (\$1,573,339.40)
3. Rock Road Pedestrian-Bike Path Project – Sedg. Co. Invoice (\$57,667.00)

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS AND NEXT AGENDA ITEMS:

- Monday, March 2nd - next council meeting @ 7:30 p.m.

ADJOURNMENT:

MOTION by Allen second by Fleming to adjourn the City Council meeting at 8:40 p.m.

MOTION approved unanimously.

Minutes by:
Debra M. Parker, City Clerk