

MULVANE CITY COUNCIL
REGULAR MEETING MINUTES

December 21, 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: Nancy Farber Mottola, Terry Richardson, Brent Allen, Jenean Keck, Kevin Cardwell.

Others Present: Kent Hixson, Mike Robinson, Debra Parker, Gordon Fell, Joel Pile, Maejean Hammar, Jim Scott, Jeff Erickson, Dennis Thrash, Phil Meyer.

Remote attendance: Chris Young, Cathy Walker, Greg Vahrenberg, J.T. Klaus.

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

Approval of Regular Meeting Minutes Dated 12-07-2020:

MOTION by Mottola, second by Allen to approve the Regular meeting minutes dated 12-07-2020. MOTION approved unanimously.

Correspondence: Councilmember Cardwell received correspondence from Jim Scott requesting a meeting regarding an access gate on Maplewood into the new Hidden Valley Addition. This will be discussed under Item #4 of New Business.

Review and Closing of the Agenda: A Temporary Construction Easement Agreement will be added as Item #3 of the consent agenda. This is for the E. Mulvane Street Drainage Project.

Appointments, Awards and Citations: None

OLD BUSINESS

None

NEW BUSINESS

1. Municipal Advisor Agreement with Raymond James, Inc.:

The City has an opportunity to capture a savings by completing a current refunding of certain of the City's General Obligation Refunding and Improvement Bonds, Series A, 2015 which will be refinanced by a general obligation refunding bond issue. At the December 7, 2020 City Council meeting, the Council adopted a resolution that authorizes the Mayor and City Clerk to approve the lowest bid (provided certain parameters are met) at a public sale of the refunding bonds on Thursday, January 14, 2021 subject to the authorization and issuance of the Bonds at the City's meeting on January 18, 2021. The resolution also authorized the publication and sending of the Notice of Bond Sale to prospective bidders of the refunding bonds with an expected closing date for the refunding bonds on or about February 11, 2021. As part of this refinancing, the City will

consider engaging Raymond James & Associates to serve as Municipal Advisor for the sale of the refunding bonds.

Greg Vahrenberg, with Raymond James, reviewed the interest rate with the council. It would benefit the City to take advantage of the low interest rate. The present value savings percentage is 4.6% which would be a savings of approximately \$170,000. The actual amount of such savings will be determined once the interest rates are set at the public sale. The fees of the Municipal Advisor are contingent upon completion of the refunding bond issue.

MOTION by Mottola, second by Cardwell to engage Raymond James & Associates as Municipal Advisor for the public sale of approximately \$3,710,000 of the City's General Obligation Refunding Bonds, Series A, 2021.
MOTION approved unanimously.

2. Public Safety Dept. – Year-End Fund Transfer:

Public Safety Director, Gordon Fell, and Finance Director, Cathy Walker, reviewed the information for the Year-End Transfer with the council. The Public Safety Department includes the Fire, Police, and Ambulance Departments. Due to the Kansas Budget Law Cap, all monies budgeted for Public Safety in 2020 must be spent for Public Safety purposes only. The Public Safety Department will have approximately \$290,000 remaining from this year's budget. A good portion of this money is from unspent salaries due to the hiring freeze during the COVID-19 Pandemic. It was requested that the council authorize a transfer from the General Fund Public Safety Departments to Municipal Equipment Replacement. The Municipal Equipment Replacement is an unbudgeted fund. This money can then be used in future years for big ticket items.

MOTION by Allen, second by Keck to transfer, not to exceed \$290,000, from the 2020 Public Safety Budget in the General Fund to the Public Safety Municipal Equipment Replacement Fund.
MOTION approved unanimously.

Council thanked the Public Safety Dept. for the work in the community and the toy distribution.

3. Consideration of a COLA for City Employees:

The Employee Handbook, Sec. D-2 (b) states that an "Annual cost-of-living pay increase *may be given* as approved by the City Council". The wage adjustment/COLA is added to the employee's base hourly pay, it compounds. The suggested 1.3% is based on the Social Security Benefit Increase for 2021. The City has budgeted for a 3% COLA for 2021. Finance Director, Cathy Walker, has reviewed the revenues since the COVID pandemic, and the outlook is good for the City.

Council had suggestions for optional wage increases, such as looking at the CPI or giving a lump sum payment instead of adding it to the hourly rate. Council asked about pay caps and if all employees receive an increase. There was also discussion about employees that have topped out on the pay scale.

MOTION by Mottola, second by Richardson to approve a 1.3% COLA for all the city employees for 2021.

MOTION approved unanimously.

4. Hidden Valley Addition – Accept Dedications to the Plat:

Planning and Zoning Director, Joel Pile, reviewed the plat with the council and answered questions. The initial final plat was reviewed by the Subdivision Committee on November 5, 2020. The committee recommended forwarding it to the Planning Commission for consideration and approval. The plat was reviewed by the Planning Commission on November 12, 2020, with action taken to approve the plat and recommend the City Council accept the dedications, if any, shown on the plat. On November 19, 2020, the developer withdrew the plat and resubmitted a revised version which moved Jeannette Drive south. On December 10, 2020, the Planning Commission reviewed the resubmitted final plat and approved the revised Hidden Valley Addition Final Plat by a vote of 8 to 1 (L. Blue opposed). The governing body must agree to accept the dedications shown on the plat or refer the plat back to the Planning Commission.

There was much discussion regarding continuing Maplewood Street into the new Hidden Valley Addition. Residents from the Ridgecrest Addition were present expressing their desire to not open the street to allow through traffic, or to install a gate. Comments were heard from Jim Scott, Maejean Hammar, Jeff Erickson, and Dennis Thrash.

Public Safety Director, Gordon Fell, expressed his concern regarding safety issues for emergency vehicles and other issues that may arise with a one-way street, such as trash service and mail delivery. City Engineer, Chris Young, advised the street was meant to be a through street once the property to the North was developed.

Council discussed other streets in town that end and other additions that have only one entrance/exit. It was suggested to install a speed bump or make the street one-way. City Attorney, J.T. Klaus, suggested having a clause in future developer's agreements that address this issue. After a lapse in time, if the street is not extended, that a hammerhead be installed by the developer.

Pile advised the Planning Commission took the issue seriously and did not want to set precedence for future developments. Pile advised the council, the only thing they would be approving tonight was the dedications to the plat. Council will be able to discuss the Maplewood Street issue at a future meeting.

MOTION by Mottola, second by Cardwell to accept all dedications shown on the final plat of the Hidden Valley Addition and authorize the Mayor to sign.

MOTION approved 4 – 1 with Richardson opposed.

Mr. Scott was asked to share the information discussed at the meeting with the residence in his neighborhood. The street issue will be discussed at a future meeting. Mr. Scott requested to be put on a mailing list to be notified of meetings.

ORDINANCES AND RESOLUTIONS

None

ENGINEER

1. Project Review and Update:

City Engineer, Chris Young, reviewed the project update with the council which included: E. Mulvane Street Drainage, Sanitary Sewer Study Update, Homestead Phase 2 Development, and Hidden Valley Addition.

MULVANE LAND BANK

MOTION by Mottola, second by Keck to recess the 12-21-20 City Council meeting and convene as the Mulvane Land Bank.

MOTION approved unanimously.

MOTION by Mottola, second by Keck to approve the 12-07-20 Land Bank Trustee meeting minutes.

MOTION approved unanimously.

In June of 2018, the Mulvane Land Bank sold 110 ½ W. Main and 112 W. Main to Carson Agency subject to the Mulvane Land Bank having a Right of First Refusal in the event that Carson Agency receives an offer to purchase or makes an offer to sell the property. Carson Agency has offered to sell the property to Carson Insurance Group.

MOTION by Cardwell, second by Richardson that the Mulvane Land Bank provide notice to Carson Agency it does not intend to exercise their Right of First Refusal in connection with the anticipated transfer of property at this time, but respectfully requests the right remain in place for future sales.

MOTION approved unanimously.

MOTION by Keck, second by Mottola to adjourn the meeting of the Mulvane Land Bank and reconvene as the Mulvane City Council.

MOTION approved unanimously.

City Clerk: None

City Administrator: None

City Attorney: None

Councilmember Mottola asked for an update on the CDBG funding. Pile advised we have received the first payment and \$10,000 checks will be issued to the first ten (10) businesses this week. Funds should be received soon for the remaining two (2) businesses.

Consent Agenda Items 1-3:

MOTION by Mottola second by Keck to approve Consent Agenda items 1 - 3.

1. Payroll dated 12-11-2020 (\$217,843.07)
2. Warrant Register (\$707,632.85)
3. Temporary Construction Easement Agreement with Wayman's for the E. Mulvane Street Drainage Project.

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS AND NEXT AGENDA ITEMS:

- Monday, January 4th - next council meeting @ 7:30 p.m.

ADJOURNMENT:

MOTION by Richardson, second by Allen to adjourn the City Council meeting at 9:02 p.m.

MOTION approved unanimously.

Minutes by:
Debra M. Parker, City Clerk