

MULVANE CITY COUNCIL
REGULAR MEETING MINUTES

October 3, 2022

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 at 7:30 p.m.

Council Members Present: Nancy Farber Mottola, Tim Huntley, and Amanda Ford.

Others Present: Mike Robinson, Debra Parker, Kent Hixson, J.T. Klaus, Joel Pile, Chris Young, Gordon Fell, Terry Lane.

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

Approval of Regular Meeting Minutes Dated 9-19-2022:

MOTION by Mottola, second by Ford to approve the Regular meeting minutes dated 9-19-22.

MOTION approved unanimously.

Correspondence: The Mayor and Council were contacted by Shawn Ebersole regarding franchising of the trash service and requested a meeting. April Raccuglia emailed some councilmembers regarding the franchising of the trash service. Councilmember Mottola was contacted by Mary Alumbaugh regarding a park in the 3rd Addition of Country Walk.

Review and Closing of the Agenda: Remove New Business Item #1 which is Land Purchase Agreement - 109 W. Main.

Appointments, Awards and Citations: None

OLD BUSINESS

None

NEW BUSINESS

None

ENGINEER

1. Pix Park & Splash Pad – Design Agreement Approval:

In July of 2019, the City engaged Foster Design Associates, LLC to conceptualize a downtown park at the southwest corner of Main and Prather Street. The proposed park would feature a “splash pad,” entry structure, sunshade, seating areas, landscaping and adjacent parking and street improvements. In December of 2019 Foster completed a summary report and concept plan. In May of 2022, the City approved an Ordinance for a 1% sales tax to be used for various infrastructure projects including the proposed downtown park.

On September 8th, City staff met to review the main elements of the proposed Splash Pad Park and to discuss alternative approaches to designing and constructing the park improvements. Based on the wide variety of park features (i.e., splash pad, water circulation system, entry monument, retaining walls, lighting, paving, etc.) it was determined a design-build approach would be an efficient way to construct the park.

The design-build contractor would coordinate the various design disciplines and sub-contract specialty installations as needed. The City Engineer would provide the necessary field surveys, site civil design and construction oversight. Although not shown in the concept plan, City staff recommends the park include the design of public restrooms. The design-build contractor would evaluate the costs to construct restrooms and/or install utility extensions to facilitate construction in the future.

Young reviewed the major design and construction elements with the council:

- Street paving, sidewalks, and parking improvements - including Prather Street and Main Street curb & gutter, sidewalk removal & replacement, markings, and signage.
- Site grading improvements- including concrete sidewalks.
- Site utility improvements - including domestic water, sanitary sewer, site electrical and lighting.
- Splash Pad equipment and building/enclosure improvements - including a water recirculation system and equipment building/enclosure with associated electrical, mechanical, structural and controls or a pre-packaged pump station.
- Site landscaping and architectural elements - including retaining walls (seating and planters), park entry features, park shades, seating, tables, landscaping beds, trees, irrigation system and restrooms.

The design-build contractor will have the east wall of the adjacent building (Laurie's Kitchen) evaluated by a licensed structural engineer to identify any structural or safety concerns and provide recommendations as needed. Screening along the west side of the park will consider the use of landscaping, structural walls, or other designs to be approved by the council. An existing stone & mortar foundation (on the vacant lot) will be assessed to determine if it could be incorporated into the park design.

A metal arch entry feature has been salvaged by a local artisan for use in the park. The design-build contractor will develop a plan for constructing and installing the entry feature including brick pillars and gas lantern sconces for lighting. Brick incorporated into the park will match or complement the existing brick used in the downtown area. Park lighting, including gas lantern sconces will match or complement existing clock and light bollards along Main St.

Young reviewed a preliminary timeline for designing and constructing the proposed park.

Select Design-Build Contractor.....	October - November 2022
Field and Utility Surveys.....	November - December
Design Development (estimate 4-6 months)	December 2022 - April 2023
Construction (estimate 2-4 months)	May - July
Final Inspections and Start-up.....	August 2023

Preliminary cost opinions for the park are anticipated to range from \$450,000 to \$750,000 (excluding the construction of restrooms). The design-build contractor will evaluate project costs during design development and present cost estimates at the preliminary and final design phases of the project.

Young will send out RFQ/s (Request for Qualifications). Council asked about contractors in the area that would be qualified for this type of project. Council would also like to see an interactive imagery model to allow them to make choices for different features available.

MOTION by Mottola, second by Huntley that the city enter into an agreement with Young & Associates, P.A. for providing Engineering and Construction Oversight Services for the "Downtown Splash Pad Park" project not to exceed \$54,835.00.
MOTION approved unanimously.

2. Project Review and Update:

City Engineer, Chris Young, reviewed the status of the current projects which include: Rock Road Lift Station Abandonment, Rock Road Mill & Overlay, Main "A" Sanitary Sewer - a Pre-Bid meeting has been scheduled for this project.

Mayor Steadman asked about the use of the millings from the Rock Road project. If the city does not have a need for all of them she suggested checking with the American Legion. The Legion had approached the council in the past about paving their driveway. Young will check with Public Works Director, Kevin Baker, and then reach out to the Legion to see if they have a need for any of the millings.

City Clerk: None

City Administrator: None

City Attorney: None

Consent agenda items 1 - 2:

MOTION by Mottola, second by Ford to approve Consent Agenda items 1 - 2.

1. Payroll dated 9-30-22 (\$221,162.08).

2. City Utility Bills (\$23,088.51).

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS, AND NEXT AGENDA ITEMS:

- Next council meeting - Monday, October 17th @ 7:30 p.m.
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ADJOURNMENT:

MOTION by Ford, second by Huntley to adjourn the city council meeting.

MOTION approved unanimously at 8:03 p.m.

Minutes by:
Debra M. Parker, City Clerk