

MULVANE CITY COUNCIL  
REGULAR MEETING MINUTES

January 18, 2016

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:** Terry Richardson, Joe Johnson, Nancy Farber Mottola, Kevin Cardwell, and Jenean Keck.

**Others Present:** Kent Hixson, Mike Robinson, Debbie Parker, J.T. Klaus, Chris Young of Young & Assoc., Rick Wise of CEP Architects, Dan Clements and Brian Meier of Burns-McDonald Engineers.

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

**Approval of Regular Minutes Dated 1-04-16:** MOTION by Johnson, second by Mottola to approve the Regular meeting minutes dated 1-04-16.  
MOTION approved unanimously.

**Correspondence:**

1. Staff handed out the Kansas Power Pool Report “Electric Utility Financial Trends, 2010-2014” as information to the city council.
2. Mayor Steadman stated that she attended the 1-09-16 Sedgwick Co. Association of Cities meeting in Derby. Sedg. Co. 5<sup>th</sup> District Commissioner Howell asked if he could address the city council about the City of Wichita’s plan to change the County sales tax distribution formula. Mayor Steadman issued an invitation to attend the 1-18-16 council meeting. Comm. Howell did not respond to the invitation.

**Review and Closing of the Agenda:**

Mayor Steadman asked if there were any additions to the agenda? None

**Appointments, Awards and Citations:**None

**Old Business - None**

**New Business - None**

**Resolutions & Ordinances**

**City Boundary Resolution:**

Each year that the City annexes property, the legal description of the newly annexed property is added to the city boundary legal description. That description is placed in a Resolution. The Resolution has to be approved by the Governing Body. The Resolution is then sent to various local governmental agencies such as the County(s) election commission to notify them of that action.

In 2015 about 10 acres was annexed north of the Merlin's Glen Subdivision (i.e. Mike Wenger property).

Motion by Cardwell, second by Mottola to approve Resolution Number 2016-1 defining the Boundary of the City limits of Mulvane as of December 31, 2015  
MOTION approved unanimously.

**RESOLUTION NO. 2016-1**

**A RESOLUTION DECLARING, ESTABLISHING AND DEFINING THE CITY LIMITS AND BOUNDARIES OF THE CITY OF MULVANE, KANSAS;**

**Resolution Setting A Public Hearing for Demolition of Property at 309 S. 4<sup>th</sup>**

The City has contacted the property owner several times over the years in response to complaints by the neighbors about nuisance abatement and building code violations.

On August 24<sup>th</sup> 2015 a letter was sent to the owner of record, Gloria Goatee-Gholson, in regards to the condition of 309 S. 4<sup>th</sup> Street. The letter gave 30 days to begin the repairs on the structure and six (6) months for the work to be completed. The dwelling is vacant and being used to store some personal belongings. There is a need to replace the wiring, plumbing, and the HVAC in the structure along with repairing damage to the structure caused by time and water leakage from the roof.

As of November 18th no work on the structure had started. A letter was sent to Mrs. Gholson to inform her that the matter was going to be brought to the Council for action. City staff is recommending the demolition of the structure and the removal of the debris and junk outside as well. The structure is not habitable and the cost to renovate it is more than the structure is worth.

A resolution has to be approved by the Council setting the time and date of a public hearing to be held to give the owner a chance to discuss the matter with the Council. The resolution has to be published twice and 30 days has to elapse between the last publication before the Council can consider the matter.

That a hearing will be held on the Seventh (7) day of March, 2016 before the Governing Body of the City of Mulvane at 7:30 p.m. in the City Council room at City Hall.

Motion by Mottola, second by Keck to approve Resolution 2016-2 setting the time and date for the public hearing to consider the demolition of 309 S. Fourth Street in Mulvane.  
MOTION approved unanimously.

## **RESOLUTION NO. 2016-2**

**A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF THE CITY OF MULVANE, KANSAS, AT WHICH THE OWNERS, THEIR AGENTS, ANY LIENHOLDERS OF RECORD AND ANY OCCUPANTS OF THE STRUCTURES MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURES OR PREMISES OR OBJECT SHOULD NOT BE CONDEMNED AND ORDERED DEMOLISHED AS A PUBLIC NUISANCE, DANGEROUS OR UNSAFE STRUCTURE.**

### **Public Building Commission January 18, 2016**

MOTION # 1: by Johnson, second by Keck to recess the City Council Meeting and convene as the Mulvane Public Building Commission. MOTION approved unanimously.

MOTION # 2: by Johnson second by Mottola to approve the Public Building Commission Meeting Minutes dated 1-04-16. MOTION approved unanimously.

Rick Wise of CEP Architects explained the change order that provides for the design and bidding of a security system for the new library to the council. The architect will bring the security system specs back to the council for review along with a list of potential bidders on the work. The general contractor, Walz-Harman, will be responsible for securing the bids and hiring the vendor to install the security system.

MOTION # 3: by Keck, second by Richardson to:

- Approve the Change Order amount of \$1,550.44 from The Clark Enersen Partners.

MOTION approved unanimously.

MOTION # 4: by Mottola, second by Cardwell to adjourn the Public Building Commission meeting and reconvene the regular City Council meeting of January 18, 2016.

MOTION approved unanimously.

Minutes by Debbie Parker, Secretary

#### **Engineer's Report/Project Review and Update:**

Chris Young gave a brief update on city projects.

1. No action on the proposed Wenger Addition north of Merlin's Glenn.
2. Villa Maria Ct. drainage plan has been submitted to staff for review and comment.
3. The new library construction is progressing on schedule.
4. The school district has hired an engineer to suggest solutions to the E. Mulvane St. drainage problem. Young expects to be contacted by the District's engineer in the next few weeks to discuss the issue.

**City Clerk:** Nothing at this time.

**City Administrator:** Nothing at this time.

**City Attorney:**

Executive Session:

Request an executive session not to exceed thirty (30) minutes to discuss matters privileged in the attorney-client relationship. The executive session to include the Council, City Administrator, City Attorney, and representative from Burns-McDonald Engineers.

MOTION by Richardson, second by Keck to recess for a period not to exceed 30 minutes to discuss matters privileged in the attorney-client relationship with the Council, City Administrator, City Attorney, and representatives from Burns-McDonald Engineers to attend. MOTION approved unanimously at 7:55 p.m.

MOTION by Johnson, second by Mottola to return to regular session at 8:27 p.m. MOTION approved unanimously.

Mayor Steadman stated that no binding actions were in executive session.

Executive Session # 2:

Request an executive session not to exceed twenty (20) minutes to discuss matters privileged in the attorney-client relationship. The executive session to include the Council, City Administrator, City Attorney, and representative from Burns-McDonald Engineers.

MOTION by Mottola, second by Keck to recess for a period not to exceed 20 minutes to discuss matters privileged in the attorney-client relationship with the Council, City Administrator, City Attorney, and representatives from Burns-McDonald Engineers to attend. MOTION approved unanimously at 8:29 p.m.

MOTION by Johnson, second by Mottola to return to regular session at 8:50 p.m. MOTION approved unanimously.

Mayor Steadman stated that no binding actions were taken in executive session.

**Consent Agenda:**

MOTION by Richardson, second by Keck to approve the Consent Agenda as follows:

1. Employee Payroll dated 1- 15- 16 (\$188,126.94).
2. December, 2015 Warrant Register (\$992,625.71).

MOTION approved unanimously.

**Announcements, Meetings and Next Agenda Items:** None

**Adjournment:**

MOTION by Richardson, second by Mottola to adjourn at 8:51 p.m.

MOTION approved unanimously.

Debbie Parker, City Clerk

