

MULVANE CITY COUNCIL
REGULAR MEETING MINUTES

March 7, 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, Kevin Cardwell, and Jenean Keck.

Others Present: Kent Hixson, Mike Robinson, Debbie Parker, Brad Modlin, Kevin Baker, Ray Fleming, Brent Allen, Sonya Jackson of the Ks. Star Casino, J.T. Klaus, Chris Young of Young & Assoc., Jennifer Klein of CEP Architects, Brent Wooten of Baughman Company, Gloria Gholson, Lillian Sweet and Laura McClintock.

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

Approval of Regular Minutes Dated 2-15-16: MOTION by Richardson, second by Keck to approve the Regular meeting minutes dated 2-15-16.
MOTION approved unanimously.

Correspondence: None

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

Public Hearing For Demolition of Property at 309 S. 4th Street.

Mayor Steadman asked if there was anyone from the public in attendance to speak about the demolition of the dilapidated house at 309 S. 4th?

Ray Fleming, the City Building Inspector, reviewed the lengthy process the City has gone through to allow the owners the opportunity to address the code violations or fix up the property. The owners have taken no action to fix up the property.

The property owner, Gloria Gholson and her two daughters (Lillian Sweet and Laura McClintock) were present. Sweet and McClintock asked the council for more time (six to nine months) to remove possessions and personal property from the interior of the house. They want to demolish the structure using family members.

Resolution Requiring the Demolition of the Structure at 309 S. 4th Within Sixty (60) Days

Motion by Cardwell, second by Richardson to table the Resolution until the 3-21-16 council meeting.

MOTION approved unanimously

New Business

1. Public Works Dept. - Purchase New Pick-up Trucks:

Kevin Baker, the Public Works Director reviewed the need to replace two very old pick-ups. A total of 3 bids were sent out, the City received 3 bids in return, and they are as follows:

TOTAL COST FOR TWO TRUCKS

Don Hattan	\$51,986
Parks Chevrolet	\$59,416
Davis Moore Chevrolet	\$66,900

Motion by Johnson, second by Cardwell to approve the purchase of two 2015 Chevrolet Silverado 1500, 4 x4, ½ ton pick-ups for the price of \$25,993.00 each for a total of \$51,986.00.

MOTION approved unanimously.

2. Old Library Building – Roof Replacement:

The roof at the current Library at 101 East Main Street is in need of replacement. The shingles are starting to get thin and unsightly. It is proposed to reroof the structure before leaks begin to occur. Usually commercial buildings of this age have flat roofs, but this one has a 5/12 pitch roof and allows composition shingles to be used. The structure is going to cease to be used for the Library this spring. The roof is one of the items recommended for renovation for the future use of the structure whatever the Council determines it to be.

Three bids have been obtained from contractors presently licensed with the city.

The bids received for the work are as follows:

Gottschalk Brothers Roofing --	\$11,690.00
LJ Beck Roofing-----	\$12,867.00
Roof Mechanics-----	\$14,764.00

Motion by Richardson, second by Johnson to approve the proposal from Gottschalk Brothers Roofing in the amount of \$11,690.00 to reroof the existing public library.

MOTION approved unanimously.

3. Transient Guest tax Disbursement:

In 2008, the council passed Charter Ordinance # 26 establishing a 5% Transient Guest Tax. In 2011, the council passed Resolution # 2011-9, a policy that defines how the Transient Guest Tax can be used and disbursed. With the construction of the 300 rooms at the Hampton Inn, the Kansas Star has a priority on the first \$3,800,000 of the TGT.

The policy is that the Casino must apply annually to the City for any event or Project which meets the statutory requirements. The City Administrator approves the request and then places it on the city council agenda. The Kansas Star Casino has submitted a completed 2016 Program/Event Application.

Motion by Richardson, second by Keck to authorize the city administrator to approve the 2016 request from the Kansas Star Casino for Transient Guest Tax funds in the amount of \$300,000.

MOTION approved unanimously.

4. El Paso Sub-Station/Purchase Transformer - Labor To Install:

The Mulvane Electric Department acquires our electricity through the Kansas Power Pool and the power is delivered to the Westar El Paso substation on Rock Road in Derby, Kansas. Within this substation, Mulvane's Electric Department owns electrical equipment including a 69 kilovolt potential transformer for high voltage metering purposes. From this point, electricity travels through our 69 kilovolt 3 phase transmission line South on Rock Road to Mulvane's Electric Substation at Rock and East 111th Street.

On 2/9/16, Westar notified the City that the Mulvane's Electric 69 kilovolt potential transformer was beginning to fail. An infrared scan was performed on the Mulvane's Electric equipment when the problem was discovered. The infrared scan shows the insulated primary bushings are indicating an extreme heat signature and needs to be replaced.

Westar owns the El Paso substation and the City of Mulvane have mutually agreed to have them perform and replace any of our equipment due to safety reasons. The following is a price estimate replacing the potential transformer and labor to be performed.

Potential transformer	\$ 9,000.00
Labor	<u>3,500.00</u>
Total	12,500.00

Estimated expenditure not to exceed \$15,000.00

Motion by Keck, second by Cardwell to approve the purchase from Westar Energy, a 69Kv/240 volt transformer and the labor to install that transformer not to exceed \$15,000.00

MOTION approved unanimously.

5. Kansas Municipal Energy Agency – Board of Directors Appointment:

According to KMEA's Bylaws, each KMEA member city is required to have two Directors and one Alternate on its Board of Directors. Each Director should be appointed by the City Council and will serve for a two year term. This year Mulvane needs anew Certificate of Appointment for Director #2.

Motion by Johnson, second by Richardson to appoint Loren Duncan to a two year term as Director # 2 to the Kansas Municipal Energy Agency Board of Directors.

MOTION approved unanimously.

Public Building Commission

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

MOTION approved unanimously.

MOTION # 2: by Johnson, second by Richardson to approve the Public Building Commission Meeting Minutes dated 2-15-16 (*change "pores" to "pours" on Terracon change order*).

MOTION approved unanimously.

Jennifer Klein of CEP Architects reviewed the existing building construction security package that includes a fire alarm system, card access system and seven camera exterior video surveillance system. There are no interior motion detectors, video surveillance or intrusion detection called for in the building plans.

PBC discussed if additional interior security equipment was needed. Johnson did not think additional security equipment was needed. Richardson and Cardwell felt it was a good idea to have interior security equipment.

The Clark Enersen Partners have prepared a scope for system requirements to provide an interior building intrusion detection and interior building video surveillance system. The system will integrate with the existing fire alarm system, card access system and exterior video surveillance system. Total allowance for design and equipment not to exceed \$10,000.00.

Walz Harman Huffman Construction will solicit pricing from several suppliers/installers for the work.

Motion # 3: by Johnson, second by Richardson to allow WHH to solicit pricing for the addition of an interior building intrusion detection and interior building video surveillance system in the new Library.

MOTION approved unanimously.

Motion # 4: by Johnson, second by Richardson to approve CEP Invoice # 26 in the amount of \$4,134.13.

MOTION approved unanimously.

Motion # 5: by Johnson, second by Richardson to approve Walz-Harmon payment in the amount of \$404,306.33.

MOTION approved unanimously.

Motion # 6: by Johnson, second by Cardwell to approve Terracon invoice in the amount of \$480.20 for concrete testing.
MOTION approved unanimously.

Motion # 7: by Richardson, second by Keck to adjourn as the Mulvane Public Building Commission and reconvene the Mulvane City Council meeting.
MOTION approved unanimously.

Resolutions & Ordinances

1. Resolution Requiring the Demolition of the Structure at 309 S. 4th Within Sixty (60) Days

Tabled by previous council action.

2. Cedar Brook Addition – Phase 5 – Amended Petition For Improvements:

The City has received amended petitions for the sewer and street improvements to serve the Cedar Brook Subdivision and Cedar Brook 2nd Subdivision (collectively, the “Subdivision”). These amended petitions are necessary to properly reflect changes in anticipated costs since the original petitions were prepared. The amended petitions request the improvements be made by the City and the costs “specially assessed” against the landowners in the Addition benefitted. The Council is reminded that these are not 100% petitions and there will be two lot owners affected who did not sign the petitions.

Motion by Johnson, second by Richardson to accept the amended petitions for the Cedar Brook Phase 5 Sewer and Street Improvements.
MOTION approved unanimously

3. Cedar Brook Addition – Phase 5 – Resolution For Sanitary Sewer and Street Improvements:

Triplett Woolf & Garretson has prepared a Resolution amending Resolution No. 2013-2 which determined the advisability of the improvements for the City’s consideration to reflect the increased amount of the petitions.

Motion by Cardwell, second by Johnson that the council adopt Resolution No. 2016-4, amending Resolution No. 2013-2 regarding the advisability of the Cedar Brook Phase 5 Sewer and Street Improvements.
MOTION approved unanimously.

RESOLUTION NO. 2016 - 4

A RESOLUTION AMENDING RESOLUTION NO. 2013-2 OF THE CITY OF MULVANE, KANSAS.

1. Cedar Brook Addition – Phase 5 – Ordinance for Water, Sanitary Sewer and Street Improvements:

Triplett Woolf & Garretson has prepared an amending Ordinance amending Ordinance No. 1419 which authorized the construction of the improvements for the City's consideration to reflect the increased amount of the petitions.

Motion by Richardson, second by Keck that the council adopt Ordinance No. 1464, amending Ordinance No. 1419 regarding the construction of the Cedar Brook Phase 5 Sewer and Street Improvements.

MOTION approved unanimously

ORDINANCE NO. 1464

AN ORDINANCE AMENDING ORDINANCE NO. 1419 OF THE CITY OF MULVANE, KANSAS.

Engineer's Report/Project Review and Update:

Cedar Brook Addition – Phase 5 – Engineering Design Agreement For Improvements:

Motion # 1: by Richardson, second by Johnson to approve a contract agreement for engineering services between the City of Mulvane and Baughman Company, P.A. in the amount of \$39,200.00 for the design of streets, water and sanitary sewer improvements for Cedar Brook Addition Phase 5.

MOTION approved unanimously

Motion # 2: by Richardson, second by Johnson to approve an agreement with Young & Associates, P.A. in the amount of \$27,800.00 for providing Design Plan Review and Construction Oversight Services for the Phase 5 – Cedar Brook 2nd Addition Phase 5 development project.

MOTION approved unanimously

Chris Young of Young & Associates updated the council on the GIS mapping of city utilities, new library construction progress and the Villa Maria senior housing project drainage plan review.

City Clerk: Nothing

City Administrator: Nothing

City Attorney:

Executive Session:

Request an executive session not to exceed ten (10) minutes to discuss matters privileged in the attorney-client relationship (non-elected personnel). The executive session to include the Council, City Administrator and City Attorney.

MOTION by Richardson, second by Keck to recess for a period not to exceed ten (10) minutes to discuss matters privileged in the attorney-client relationship with the Council, City Administrator and City Attorney.

MOTION approved unanimously at 9:00 p.m.

MOTION by Johnson, second by Keck to return to regular session at 9:15 p.m.

MOTION approved unanimously.

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

Request an executive session not to exceed ten (10) minutes to discuss matters privileged in the attorney-client relationship (non-elected personnel). The executive session to include the Council, City Administrator and City Attorney.

MOTION by Keck, second by Richardson to recess for a period not to exceed ten (10) minutes to discuss matters privileged in the attorney-client relationship with the Council, City Administrator and City Attorney.

MOTION approved unanimously at 9:15 p.m.

MOTION by Johnson, second by Keck to return to regular session at 9:30 p.m.

MOTION approved unanimously.

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

Consent Agenda:

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

1. Employee Payroll dated 2-26-16 (\$187,947.57).
2. Tyler Technologies invoice (\$17,000.00)
3. Tyler Technologies invoice (\$5,547.69)
4. Public Safety Dept. – Dispatch Center – Interstate Battery invoice (\$5,945.28)

MOTION approved unanimously.

Announcements, Meetings and Next Agenda Items:

- Planning Commission meets Thursday, March 10th at 7:30 p.m. if any council member would like to attend.

Adjournment:

MOTION by Keck, second by Richardson to adjourn at 9:33 p.m.

MOTION approved unanimously.

Debbie Parker, City Clerk

DRAFT