

MULVANE CITY COUNCIL  
REGULAR MEETING MINUTES

March 18, 2019

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, Kevin Cardwell and Barry Fleming.

**Others Present:** Kent Hixson, J.T. Klaus, Gordon Fell, Mike Robinson, Joel Pile, Chris Young, Debbie Parker, Kevin Baker, Brad Modlin, Diane Paul, Dan Madrigal, Tom Burkhardt, Ron Paul, Gary McGuire, Cathy Walker, Rachael Blackwell.

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

**Approval of Regular Meeting Minutes Dated 3-4-19:**

MOTION by Allen, second by Fleming to approve the Regular meeting minutes dated 3-4-19.  
MOTION approved unanimously.

**Correspondence:** None

**Review and Closing of the Agenda:** None

**Appointments, Awards and Citations:** None

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. New Home Construction Incentive Proposal:**

Diane Paul and Dan Madrigal reviewed a Power Point presentation and asked the council to consider offering an incentive program for new construction. Madrigal felt an incentive program promotes growth. Diane Paul explained possible ideas for the plan, which included a 5 year tax abatement or \$5,500 rebate. Paul also provided information of incentive plans from other communities.

Council asked questions about spec homes in the new additions and restricting buyers to specific builders and not having open building. Council also provided incentive ideas which the builders/developers could provide. Council would like time to review the information provided, and gather additional information on the true costs and how it benefits the whole city.

No action taken.

## **2. City Property and Casualty Insurance Policy Renewal:**

Tom Burkhart of Carson Insurance Group presented the 2019-2020 property and casualty insurance policy renewal.

MOTION by Allen, second by Cardwell to accept the proposal from Carson Insurance Group for the renewal of the 2019-2020 property and casualty insurance policy in the amount of \$300,111.00.

MOTION approved unanimously.

## **3. Public Works Department- Review Bids for New Skid Loader:**

Kevin Baker, Public Works Director, reviewed two bids received for a new Skid Loader. Bids were received from:

White Star Machinery	\$53,654.40
Murphy Tractor – John Deere	\$68,345.00

The current S250 Bobcat Skid Steer and attachments is a 2007 model and needs traded while it still holds a reasonable amount of trade value.

MOTION by Cardwell, second by Fleming to approve the purchase of 1 (one) S770 T4 Bobcat Skid-Steer Loader with all specified attachments from White Star Machinery in the amount of 53,654.40, which includes the final cost after trade-on value of a S250 Bobcat including all indicated attachments mentioned in the bid documents.

MOTION approved unanimously.

## **ORDINANCES & RESOLUTIONS**

None

## **MULVANE LAND BANK**

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

MOTION approved unanimously.

MOTION by Keck, second by Cardwell to approve the Land Bank Board of Trustees meeting minutes dated 2-18-19.

MOTION approved unanimously.

MOTION by Allen, second by Fleming to approve the invoice from Triplett, Woolf and Garretson in the amount of \$1,066.00 for legal work related to the Land Bank.

MOTION approved unanimously.

Joel Pile reviewed an invoice from Larry Beck for remodel work at 100 & 102 W. Main. Documentation and receipts for the remodel work have been reviewed. There is a revised amount of \$26,597.57 to be approved.

MOTION by Fleming, second by Cardwell to approve paying the invoice from Larry Beck in the total amount of \$26,597.57 for remodel work at 100 & 102 W. Main St.

MOTION approved unanimously.

MOTION by Fleming, second by Allen to adjourn the meeting of the Mulvane Land Bank Board of Trustees and reconvene as the Mulvane City Council.

MOTION approved unanimously.

## **ENGINEER**

### **1. Boxelder Power Plant Closure Engineers Invoice:**

Cathy Walker, Finance Director, clarified information for the Council. At the 3-04-19 City Council meeting, City Engineer, Chris Young came before the council and asked for additional funding on the Boxelder Power Plant Decommissioning. To date, the City has paid out \$94,002 on the project. The City Council approved "contracts" to individual vendors and a contingency of \$5,000, for miscellaneous materials and expenses including assistance from the City Engineer which totaled \$96,295. The contracts that came in under the estimated amount cannot be used to pay any other vendor than the one the contract was made with. Therefore, there is no additional \$2,293 available. There is only \$115 of the \$5,000 contingency left. Young and Associates has invoiced the City for \$735 for this project, which is \$620 over the contingency approved in November 2017.

The \$8,500 that was approved at the last council meeting stated it was for engineering services on the Boxelder Power Plant Demolition project. This was presented to the City Council as being used for engineering services after KDHE makes its recommendations. The \$620 can be paid from the \$8,500 contingency. If council wishes to do this then no action needs to be taken. If council does not wish to pay the additional amount out of the \$8,500 then council will need to approve a payment to Young & Associates in the amount of \$620, since it exceeds the previous \$5,000 contingency that was approved.

No action taken. The additional funds of \$620 will be taken out of the \$8,500 approved 3-4-19.

**2. Project Review and Update:** Chris Young, City Engineer, reviewed the project report with the council. English Park and Styx Creek Drainage Improvements, Decommissioning of the Boxelder Power Plant, Water Distribution GIS mapping, Homestead Sr. Living and Sports Complex Maintenance Facility.

### **3. Meeting with BNSF Railroad:**

Chris Young and a representative from the Railroad, Jeremy Wegner, will be meeting Thursday, March 28<sup>th</sup> at 10:00 a.m. at city hall to review drainage issues related to the BNSF ROW. Young reviewed a letter he sent to Mr. Wegner of the City's concerns so he can be prepared for

the 3-28-19 meeting. Council expressed a desire to keep the communication going with continued meetings.

**City Clerk:** None

**City Administrator:**

**1. 2020-2024 Capital Improvements Plan Review:**

The Department Heads presented their CIP for 2020-2024 to the council and answered questions.

Greg Vahrenberg will be at the next meeting to review the city's financial overview and debt summary. The City has a new Support Service Officer.

**City Attorney:** None

**Consent Agenda Items 1 - 4:**

MOTION by Keck, second by Fleming to approve Consent Agenda items 1 – 4.

1. Payroll Dated 3-08-19 (\$204,271.00)
2. Dondlinger Invoice to Repair Rock Rd. Bridge (\$5,982.08)
3. Purchase of 30,000 lbs. of ferric chloride for \$6,835.00 and 30,000 lbs. of sodium hydroxide for \$6,925.00 at a total cost of \$13,760.00 from Brenntag, Inc.
4. Warrant Register for February (\$1,511,405.30)

MOTION approved unanimously.

**ANNOUNCEMENTS, MEETINGS AND NEXT AGENDA ITEMS:**

- Monday, April 1<sup>st</sup> - next council meeting @ 7:30 p.m.

**ADJOURNMENT:**

MOTION by Fleming, second by Allen to adjourn the City Council meeting at 9:30 p.m.

MOTION approved unanimously.

Minutes by:  
Debra M. Parker, City Clerk