

MULVANE CITY COUNCIL
REGULAR MEETING MINUTES

April 1, 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, Nancy Farber Mottola and Kevin Cardwell.

Others Present: Kent Hixson, J.T. Klaus, Gordon Fell, Mike Robinson, Joel Pile, Chris Young, Debbie Parker, Brad Modlin, Rachael Blackwell, Greg Vahrenberg, Brooke Carroll.

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

Approval of Regular Meeting Minutes Dated 3-18-19:

MOTION by Allen, second by Cardwell to approve the Regular meeting minutes dated 3-18-19.

MOTION approved unanimously.

Correspondence: Mayor Steadman was notified by CCMFOA that City Clerk, Debra Parker, had received her CMC Designation.

Review and Closing of the Agenda: None

Appointments, Awards and Citations: None

OLD BUSINESS

1. Capital Improvements Plan:

A capital improvements program is a plan to acquire or construct several major projects or equipment over a fixed period. The usual planning period is five years. This period is not fixed and can be adjusted to meet a community's needs and requirements when necessary. Each project or equipment acquisition must still be reviewed on an individual basis each year and approved by the City Council before the funds are spent.

At the 3-18-19 meeting, the Department Heads reviewed the CIP with the council. The council reviewed the spreadsheet/summary and asked questions about projects and equipment. Their recommendations will be included in the CIP. The updated CIP will go to the Mulvane Planning Commission for their review to make sure it conforms to the Comprehensive Plan. Once the PC has reviewed and commented on the CIP, the council will adopt it.

For Review Only – No Action Taken.

NEW BUSINESS

1. City Financial Overview – Greg Vahrenberg – Financial Advisor:

The City of Mulvane, Kansas has several outstanding series of General Obligation Bonds, Temporary Notes and Public Building Commission Revenue Bonds. Greg Vahrenberg presented the City Financial Overview to the council. This included a summary of outstanding general obligation debt and summary of outstanding Public Building Commission debt along with an aggregate debt repayment schedule. Vahrenberg explained the debt ratios and redemption projection. Vahrenberg also reviewed the ratings report by Standard and Poor's. The bond rating assigned by Standard & Poor's reflects the opinion of the rating agency regarding the City's debt burden and creditworthiness. The purpose of the presentation is to share information with the City Council regarding the outstanding indebtedness of the City, the City's bond rating and its debt ratios.

Vahrenberg also reviewed the 2014 PBC bonds for the Library. This project is paid by the 1% sales tax. With calculations of cash flow projections, the City may be able to repay the bonds early and sunset the 1% sales tax or consider a replacement project.

Vahrenberg updated the council on the current bond interest rates and the estimated savings to the City. There has been a strong bond market. Vahrenberg will continue to monitor the market and advise when we are within the window of refunding and if it will be favorable to the city at that time.

For Information Only – No Action Taken.

2. Electric Utility Financial Trends Review – Brooke Carroll of the Kansas Power Pool:

In 2012, the Kansas Power Pool staff was required by KPP's bond rating agency to collect and report financial data regarding KPP's seven largest member electric utilities signing long-term power purchase contracts with KPP. The rating agency's interest was in reviewing the financial condition of the largest utilities providing bond security through the power purchase contracts for KPP's first ever bond issue. The rating agency asked for a financial review of every KPP member utility on an annual basis.

The data collected is shared with each respective member utility in a format illustrating the member's financial condition over a period of years relative to that of the KPP aggregate. Brooke Carroll, Director of Administrative Services with KPP, reviewed the Electric Utility Financial Trends with the council.

Council had questions regarding the increase in commercial revenue per Kwh sold. Carroll will research this information and advise the City Administrator. Council felt the presentation was very informative and reflected well on staff.

For Information Only – No Action Taken.

ORDINANCES & RESOLUTIONS

1. Ordinance Amending the City Code – Small Cell Antenna Regulations:

The latest FCC ruling regarding potential regulation of the deployment of 5G wireless infrastructure effectively “grandfather” some local aesthetic regulations for installation of wireless infrastructure in the public rights of way, if local regulation takes effect prior to April 12, 2019, so long as they do not prevent deployment. The ordinance would amend the City Code establishing the Right of Way Management Section.

MOTION by Cardwell, second by Mottola to adopt and approve Ordinance No. 1513 amending Title V, Chapter 530 of the Code of the City of Mulvane, Kansas establishing a right of way management section relating to the small cell installation regulations.

MOTION approved unanimously.

ORDINANCE NO. 1513

AN ORDINANCE AMENDING TITLE V, CHAPTER 530 OF THE CODE OF THE CITY OF MULVANE, KANSAS REGARDING STREETS AND SIDEWALKS.

2. Resolution – Small Cell Antenna Installation Standards:

This resolution provides for control of the location and aesthetics of small cell installation within the public rights of way.

MOTION by Mottola, second by Keck to adopt and approve Resolution No. 2019-2 adopting new standards for small cell installations as provided for in Title V, Chapter 530, Article VI, Section 530.190 of the Code of the City of Mulvane, Kansas.

MOTION approved unanimously.

RESOLUTION NO. 2019-2

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF MULVANE, KANSAS ADOPTING NEW STANDARDS FOR SMALL CELL INSTALLATIONS AS PROVIDED FOR IN THE CODE OF THE CITY OF MULVANE, KANSAS, TITLE V, CHAPTER 530.

PUBLIC BUILDING COMMISSION

MOTION by Mottola, second by Allen to recess the City Council meeting and convene as the Public Building Commission.

MOTION approved unanimously.

MOTION by Allen, second by Mottola to approve the PBC meeting minutes dated 2-18-19.

MOTION approved unanimously.

MOTION by Mottola, second by Keck to approve the invoice from Electri-Tech, Inc. in the amount of \$3,980.00 for the work at 410 E. Main.

MOTION approved unanimously.

The Board received an update on the move to the new Police Department which is scheduled to begin 4/2/19.

City Attorney, J.T. Klaus, advised since the City Council meeting is in recess, the PBC could adjourn and convene the Land Bank meeting.

MOTION by Mottola, second by Allen to adjourn the Public Building Commission meeting and convene as the Mulvane Land Bank.

MOTION approved unanimously.

MULVANE LAND BANK

MOTION by Allen, second by Cardwell to approve the Land Bank Board of Trustees meeting minutes dated 3-18-19.

MOTION approved unanimously.

MOTION by Allen, second by Mottola to approve the invoice from Triplett Woolf Garretson in the amount of \$330.00 for legal work related to the Land Bank.

MOTION approved unanimously.

Joel Pile gave the Board an update on 100 & 102 W. Main. Clarification was given on the Pella windows, delivered materials and stabilization work. All work and materials invoiced to date are for the remodel work at 100 & 102 W. Main. The Board inquired if the \$80,000 would be sufficient to get the building stabilized and water and air tight from weather. Inquiries were made on the exterior plans regarding licenses and ROW issues. Pile will check on these issues.

MOTION by Mottola, second by Cardwell to approve paying the invoice from Larry Beck in the total amount of \$37,000.00 for remodel work on 100 & 102 W. Main St.

MOTION approved unanimously.

Pile gave an overview of the general condition and improvements to the buildings in the last year. The Board commented on the revitalization of downtown. It was also suggested to have an activities update of the downtown revitalization. Hixson will provide information at the next meeting.

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

MOTION approved unanimously.

ENGINEER

1. 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.

Young noted the meeting with BNSF has been rescheduled for the 22nd or 23rd of April. Mottola advised the interim Chamber Director has additional contact information for the railroad.

City Clerk: Reminded the council that Statement of Substantial Interest updates are due between April 15th and 30th. Code book updates have been received. The City Clerk will update the code books for Council.

City Administrator: Comments included with City Attorney.

City Attorney: If the City has an adequate cushion and a sufficient balance in the sales tax fund for the repayment of the PBC Revenue Bonds for the Library Project, the City would be able to reduce interest expense on the bonds by using a portion of the excess sales tax collections and fund balance to redeem bonds early. Greg Vahrenberg, Financial Advisor, will check on this.

City Administrator, Kent Hixson, advised the City currently has a 1% sales tax which is used to pay for the new Library. If the City is able to pay off the debt early, it may be beneficial to ask the voters to continue with the 1% sales tax to finance other projects or infrastructure improvements.

There was also discussion regarding possible solutions to the growing cat problem in town.

Consent Agenda Items 1 - 4:

MOTION by Mottola, second by Allen to approve Consent Agenda items 1 – 4.

1. Payroll Dated 3-22-19 (\$203,227.36)
2. Purchase of a Model CBBPLA - BPL15 Gardner Denver air compressor from C&B Equipment in the amount of \$8,730.00 with additional charges for freight and any applicable taxes.
3. City Utility Bills (\$25,529.15)
4. Warrant Register (\$1,099,471.13)

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS AND NEXT AGENDA ITEMS:

- Monday, April 15th - next council meeting @ 7:30 p.m.
- The Chamber is having a Fund Raiser on July 27th at the Casino with a dinner and auction.

ADJOURNMENT:

MOTION by Cardwell, second by Keck to adjourn the City Council meeting at 8:45 p.m.

MOTION approved unanimously.

Minutes by:
Debra M. Parker, City Clerk