

MULVANE CITY COUNCIL
REGULAR MEETING MINUTES

September 20, 2021

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, Brent Allen, Kevin Cardwell, Jenean Keck.

Others Present: Mike Robinson, Debra Parker, Joel Pile, Kent Hixson, J. T. Klaus, Gordon Fell, Tim Huntley, Chris Young, Kevin Baker, Gary McGuire, Carol Roberts, Steve Nichols.

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

Approval of Regular Meeting Minutes Dated 9-08-2021:

MOTION by Allen, second by Mottola to approve the Regular meeting minutes dated 9-08-2021.
MOTION approved unanimously.

Correspondence: None

Review and Closing of the Agenda: None

Appointments, Awards and Citations: None

OLD BUSINESS

None

NEW BUSINESS

1. Mulvane Education Foundation – October 9th Dinner and Auction:

Gary McGuire and Steve Nichols of the MEF reviewed the sponsorships for reserved tables and invited the members of the council to attend the October 9th dinner and auction fundraiser. Tickets can be purchased online.

2. City Swimming Pool – Slide Maintenance and Restoration:

The big slide at the swimming pool has never had any significant repairs or refinishing of any kind since the pool was constructed in 2007. The slide has several areas in the fiberglass that needs repaired and the joints need sealed to give the slide a smoother ride. Two proposals were received to repair the slide.

Public Works Director, Kevin Baker, reviewed the proposals with the council. The proposals included repairing damaged areas in the fiberglass portions of the tub and sealing the tub joints,

painting the exterior of the slide tub, painting the steel structural tower and the application of a new gel coating on the inner tube. The two proposals received are as follows:

Safe Slide Restoration:	\$97,140.00
Baynum Painting Inc.	\$58,200.00

Council had questions concerning the large difference in the proposals. Safe Slide quoted to sand blast the entire structure and included a 5-year warranty. Baynum will not sand blast the structure and has a 1-year warranty. Baynum is known nationwide.

MOTION by Keck, second by Allen to accept the quote from Baynum Painting Inc. in the amount of \$58,200.00 for the swimming pool slide total restoration.
MOTION approved unanimously

ORDINANCES & RESOLUTIONS

1. Resolution Ordering the Repair or Demolition of 318 S. Central:

At the July 19th council meeting the City Council adopted Resolution 2021-16 fixing September 8, 2021, for a Public Hearing at which time the owners may appear and show cause why the structure at 318 S. Central should not be condemned or ordered repaired or demolished. A public hearing was held on September 8th. It was the consensus of the council to instruct staff to present a resolution establishing a timeframe of forty-five (45) days to make specified repairs to 318 S. Central. The resolution is ready for approval.

MOTION by Keck, second by Cardwell to approve Resolution No. 2021-20 ordering the repair and/or removal of property located at 318 S. Central.
MOTION approved unanimously.

RESOLUTION NO. 2021-20

A RESOLUTION REQUIRING THE REPAIR OR DEMOLITION OF THE STRUCTURE AND REMOVAL OF OBJECTS LOCATED AT 318 S. CENTRAL AVENUE, MULVANE, KANSAS.

Planning and Zoning Director, Joel Pile, advised some of the repairs have already been completed.

MULVANE HOUSING AUTHORITY

MOTION by Mottola, second by Allen to recess the City Council Meeting and convene as the Mulvane Housing Authority.
MOTION approved unanimously.

MOTION by Mottola, second by Keck to approve the Mulvane Housing Authority Meeting minutes dated 3-01-21.
MOTION approved unanimously.

Quad Co. Manor Manager, Carol Roberts, reviewed the 2022 Budget and proposed rent increase with the Board. Due to an increase in operating costs and needed repairs, Roberts recommended a \$40.00 per month rent increase for 2022. Repairs to the sidewalk are needed to address drainage issues and repairs to the drain in the laundry room are needed to fix a low spot in the floor.

MOTION by Keck, second by Mottola to approve the Quad County Manor rent increase of \$40.00 monthly per unit.

MOTION approved unanimously.

MOTION by Keck, second by Mottola to approve the 2022 annual budget for Quad County Manor as presented.

MOTION approved unanimously.

MOTION by Allen, second by Cardwell to adjourn the Mulvane Housing Authority meeting and reconvene the regular City Council meeting of 9-20-21.

MOTION approved unanimously.

Roberts advised there were some potholes on Swan Dr. that needs repaired. The Public Works Dept. will be notified.

ENGINEER

1. Rock Road Sanitary Sewer Lift Station Abandonment – Engineering Agreement:

The “Rock Road Lift Station” is located on the east side of Rock Road, approximately 300-feet north of the Mulvane High School driveway. The station generally serves an area bounded by Rock Road Court on the south, 103rd Street to the north, Rock Road to the west and the High School to the east. The Rock Road LS is one of four pumping stations in the City’s wastewater collection system, which includes the Twin Lakes LS, Trail Ridge LS, and the Industrial Park LS.

The Twin Lakes LS is the only LS with on-site standby power generation. Standby power is provided to the other three lift stations by a trailer mounted generator. In the event of a power outage, wastewater crews must be mobilized, and a generator taken to the site.

City Engineer, Chris Young, reviewed a conceptual alignment layout extending a gravity sewer line from the north end of Timber Creek Dr. (in the Woodlands) to intercept the gravity line flowing into the existing lift station. The proposed new sewer line would redirect a portion of wastewater flow from Main “A” to Main “B”. This will help to relieve pressure on Main “A” by diverting wastewater flows from the High School, (3) apartment buildings and the Homestead development from Main “A”. Young reviewed a preliminary timeline for the proposed project with the council. American Rescue Plan Act (ARPA) funds can be used for this project.

Staff recommends moving forward with abandoning the Rock Road LS. Before proceeding with design plans, staff recommends Y&A prepare a design memorandum to include examining the additional flow that would be sent to the Twin Lakes LS and recommend improvements for the

LS. The design memorandum would include obtaining soil borings at proposed manhole locations and assisting the city in obtaining easements.

MOTION by Allen, second by Cardwell that the city enter into an agreement with Young & Associates, PA for providing engineering and oversight for abandoning the Rock Road Lift Station and authorize the mayor to sign.

MOTION approved unanimously.

2. Project Review and Update:

Chris Young, City Engineer, reviewed project updates with the council which included: E. Mulvane Street Drainage, Hidden Valley Addition, Emerald Valley Estates Phase 2, Main “A” Sanitary Sewer Improvements, N. Rockwood Heights Sanitary Sewer Extension, Downtown Streetscaping, Pool Re-Painting, Second St. and Martha Pedestrian Crossing, and Rock Road Lift Station Abandonment.

Young is working to obtain quotes from landscaping companies to improve the appearance and reduce soil erosion for E. Mulvane Street Drainage. There is a meeting scheduled with downtown property owners and stakeholders on 9/21/21 to review design concepts for replacing the sidewalk trees in the downtown area.

City Clerk: None

City Administrator: None

City Attorney: None

Consent Agenda Items 1 - 5:

MOTION by Mottola, second by Keck to approve Consent Agenda items 1 – 5.

1. Payroll dated 9-17-21 (\$213,370.46)
2. Warrant Register (\$4,414,677.89)
3. E. Mulvane Street Drainage – H. Excavating - Final pay app. (\$14,077.10)
4. Hidden Valley Estates - Sewer, Water and Storm Drain Improvements - McCullough Excavation, Inc. Pay app. #3 (\$237,943.76)
5. Utility bill write-off amount of \$7,636.20 for 37 accounts from 2018 unpaid finals.

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS, AND NEXT AGENDA ITEMS:

Monday, October 4th - next council meeting @ 7:30 p.m.

Cardwell will not be at the next meeting.

ADJOURNMENT:

MOTION by Keck, second by Allen to adjourn the City Council meeting at 8:10 p.m.

MOTION approved unanimously.

Minutes by:
Debra M. Parker, City Clerk