

MULVANE CITY COUNCIL
REGULAR MEETING MINUTES

March 20, 2023

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: Tim Huntley, Kevin Cardwell, Amanda Ford, and Nancy Farber Mottola.

Others Present: Mike Robinson, Debra Parker, Kent Hixson, Chris Young, Joel Pile, J.T. Klaus, Gordon Fell, Gary McGuire, Heron Juarez, Sheila Janssen, Tony Lamb, Pete Swart, Gabe Ponce, Aaron Palmer, Mike Fells.

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

Approval of Regular Meeting Minutes Dated 3-06-23:

MOTION by Mottola, second by Huntley to approve the Regular meeting minutes dated 3-06-23. MOTION approved unanimously.

Correspondence: Councilmember Mottola was contacted by a few residents at Quad Co. Manor with concerns they wanted to bring to the Mulvane Housing Authority. Mottola met with City Administrator, Kent Hixson, and QCM Manager, Carol Roberts. Roberts will have some information to present to the council at a future meeting.

Review and Closing of the Agenda: None

Appointments, Awards and Citations:

1. Ten Year Service Award:

Mayor Steadman presented Heron Juarez of the EMS Dept. with a ten-year service certificate and expressed her appreciation. This position requires exceptional academics and a broad amount of knowledge.

OLD BUSINESS

None

NEW BUSINESS

1. City Property & Casualty Policy Renewal:

City Administrator, Kent Hixson, reviewed this item with the council. Hixson explained that EMC is the only company interested in quoting cities of our size with electric generation. Carson Insurance has reviewed the policy with the Department Heads and made any necessary adjustments.

With the continued cost of construction and materials the replacement value of all buildings has been reviewed using replacement cost estimator factoring in the current cost of materials and labor. Based on the results from the replacement evaluations, effective 4/1/2023 the blanket limit on property will be \$66,821,614. This is an increase of \$5,797,391. In order to offset the premium increase, the property deductibles will be increased from \$10,000 to \$25,000 per occurrence.

The experience modification for the City of Mulvane decreased from .91 to .76. Workers Compensation is subject to a policy year end audit. The renewal reflects a decrease in premium of \$7,697.00.

The City of Mulvane received a dividend check in 2022 in the amount of \$52,232.54. This dividend is not a guarantee. The City of Mulvane has continued to receive a dividend because of excellent loss history and participating in the EMC Municipality Program. The 2023 dividend will be calculated on the 2022 performance.

The premium for the 2023-24 Policy is \$385,911.00 and the Ambulance Malpractice is \$11,899.00, making a total premium due of \$397,810.00.

MOTION by Mottola, second by Cardwell to approve the 2023-2024 Property & Casualty insurance proposal from the Carson Insurance Group.

MOTION approved unanimously.

2. Transient Guest Tax Applications:

MOTION by Cardwell, second by Ford to authorize the City Administrator to approve the 2023 request from the Heart of America Chapter of the Building and Code Officials for Transient Guest Tax funds in the amount of \$2,000.00.

MOTION approved unanimously.

MOTION by Huntley, second by Mottola to authorize the City Administrator to approve the 2023 request from the Kansas Association of Chiefs of Police for Transient Guest Tax funds in the amount of \$2,000.00.

MOTION approved unanimously.

MOTION by Ford, second by Cardwell to authorize the City Administrator to approve the 2023 request from the Kansas Firefighters Association for Transient Guest Tax funds in the amount of \$2,000.00.

MOTION approved unanimously.

3. Fire Department Staff Vehicle Purchase:

Public Safety Director, Gordon Fell, reviewed this item with the council. This vehicle replacement is in the Capital Improvement Plan. The Fire Dept. will phase out Vehicle 420 - a 2015 Chevy Tahoe - with approximately 150,000 miles. Last year we had spoken for a red F150 pickup, however, those orders were recently cancelled. Since then, a red Tahoe has become available which we seek to purchase. This vehicle will allow for proper storage of fire gear and equipment.

Fire Dept. vehicles are outfitted by SERV (Superior Emergency Response Vehicles) located in Andover. They handle all the installation which include light bars, spotlight, controllers etc. They service a very large market of emergency vehicles in the area. A quote was received for \$60,695.29 to purchase and upfit a red 2023 Chevrolet Tahoe 4WD SSV as a marked Fire Unit. Funds for this purchase will come from the New Equipment Line Item.

MOTION by Cardwell, second by Mottola to accept quote #3090 from SERV for \$60,695.29 to purchase and upfit a red 2023 Chevrolet Tahoe 4WD SSV as a marked Fire Unit.
MOTION approved unanimously.

4. EMS Toughbook Tablets Purchase:

Public Safety Director, Gordon Fell, reviewed this item with the council. Public Safety has been working on a large mobile computer project. One part of the project is upgrading EMS Tablets. Staff has been working with our IT representative, Nathan Werth, and has located a device that will serve our current and future needs.

EMS currently has four (4) iPads with no data. This limits availability to critical call information, mapping, and patient information in the field. This upgrade will allow us to bridge all these gaps and advance in several other ways as well. Tablets will be located in each vehicle. Funds for this purchase will come from the Public Safety Reserve Fund.

MOTION by Huntley, second by Ford to authorize the purchase of four (4) tough tablets not to exceed \$16,000.00 from Nathan Werth/Advanced Computers.
MOTION approved unanimously.

5. Volunteer Transportation Services agreement (RSVP) with Sedgwick County:

Mayor Steadman advised that although she is not associated with the Senior Center, she is an employee of Sedgwick County and will abstain from any discussion on this item. Council President, Nancy Farber Mottola, will call this agenda item.

The Mulvane Senior Center currently utilizes the RSVP (Retired Senior Volunteer Program). Volunteers provide transportation services for seniors. The city originally signed an agreement with the Sedgwick County Department on Aging in October 2015 and has renewed the agreement each year to provide the Senior Center with some reimbursement for volunteer drivers in the transportation program. The agreement makes the Senior Center eligible for a \$7 dollar reimbursement for each round-trip ride it provides to senior participants.

The contract between the Mulvane Senior Center and the Sedgwick County Department on Aging's Transportation Program has to be renewed in order to continue to receive reimbursement. The Senior Center has received less than \$2,000.00 per year for this program.

MOTION by Cardwell, second by Ford to approve the Volunteer Transportation Services Agreement between the City of Mulvane and Sedgwick County's Department on Aging for providing transportation services pursuant to the RSVP Transportation Program and authorize the mayor to sign.
MOTION approved unanimously.

Mayor Steadman resumed the meeting.

6. Accept Dedications to the Hidden Acres Addition Plat:

Planning and Zoning Director, Joel Pile, reviewed this item with the council. The property located at 10080 S. Webb Rd. is owned by Lucas & Chelsea Powell. This tract of land is outside of the city limits, but within three miles of the city limits. The owners would like to split the land into two (2) lots, with the second lot being used for a dog kennel.

The plat was reviewed by the Subdivision Committee on October 6, 2022, the committee recommended forwarding it to the Planning Commission for consideration and approval. The plat was reviewed by the Planning Commission on October 13, 2022, with action taken to approve the plat, subject to the applicant completing a drainage plan, and recommended the City Council accept the dedications, if any, shown on the plat.

MOTION by Mottola, second by Huntley to accept all dedications shown on the plat of the Hidden Acres Addition and authorize the mayor to sign.

MOTION approved unanimously.

7. Consider offer to sell property at 616 W. Bridge (Pollard house) to the City:

Planning and Zoning Director, Joel Pile, reviewed this item with the council. For many years, the condition of the property located at 616 W. Bridge has prompted nuisance complaints. The property owner has received multiple violation notices and been subject to several abatement orders. In early 2021, the owner moved out of the house and offered the property for sale. The owner has been unable to sell the property due to its location in the floodplain. Mulvane Floodplain Regulations prevent new construction in the floodplain and limit the amount which can be spent on a remodel to 50% of the appraised value.

On March 3, 2023, Ron Pollard and his son David presented the City with an offer to sell the property for \$5,000. H. Excavating, LLC (Jacob Humbolt) has submitted a bid for demolition with a price of \$17,500. The cost to purchase the property and demolish the structures is estimated at \$22,500 plus applicable closing costs and legal fees. Funds for the property acquisition and demolition would come from the Contingency Fund.

As an alternative to purchasing the property, the City could condemn the property and order it repaired or demolished. If the owner fails to abate the structures and associated nuisances, the city could have the work done and levy the costs of abatement as a special tax lien upon the property. If the owner fails to pay the special tax assessment, after 2 years the property would be offered for sale at the Sumner County Sheriffs Tax Sale.

Council discussed the option of possibly selling the vacant lot to adjacent property owners, the option of purchasing the property through the Land Bank, the option of a Quitclaim Deed, or offering a lower price. Council discussed the amount of money spent to purchase and clean-up the property and having a vacant unusable lot to maintain. Council felt this has been an ongoing problem and the money spent to have a good presentation on a main thoroughfare going through the city was important.

Based upon the offer received from Ron Pollard, it was the consensus of the council to instruct city staff to prepare a purchase agreement between the City and Mr. Pollard for the purchase of the property located at 616 W. Bridge for consideration at the April 3, 2023, City Council Meeting.

ENGINEER

Project Review and Update: City Engineer, Chris Young, reviewed the following projects with the council:

Downtown Splash Park: At the March 6th City Council meeting it was advised to contact KDHE for approval of the project. KDHE responded that they have no concerns with the City's park improvement plans and suggested the City consider adding some vapor mitigation for the restrooms. Preliminary design plan development is proceeding forward.

Main "A" Sanitary Sewer: Staff is waiting to hear about the awards for the BASE grant. The next step is a Notice to Proceed for APEX Excavating. This project should begin in early April.

Electric Sub-Station: The City is working with Y&A on performing preliminary boundary and topographic surveys of the area north of the existing power generation facility.

LAND BANK

MOTION by Mottola, second by Cardwell to recess the 3-20-23 City Council meeting and convene as the Mulvane Land Bank.

MOTION approved unanimously.

MOTION by Mottola, second by Huntley to approve the 1-04-23 Land Bank Trustee meeting minutes.

MOTION approved unanimously.

MOTION by Cardwell, second by Ford that the Mulvane Land Bank Trustees approve the Mulvane News invoice in the amount of \$71.50 for publishing the Land Bank annual report.

MOTION approved unanimously.

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

MOTION approved unanimously.

CITY STAFF

City Clerk: Reminded the council that the LEAP survey is due back by Wednesday, March 22nd. Codification updates have been received for the code books.

City Administrator: None

City Attorney: None

Consent Agenda Items 1 - 2:

MOTION by Mottola , second by Cardwell to approve Consent Agenda items 1 - 2.

1. Payroll dated 3-17-23 (\$224,968.18).
2. Warrant Register (\$1,221,380.32).

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS, AND NEXT AGENDA ITEMS:

- Next council meeting – Monday, April 3rd @ 7:30 p.m.

ADJOURNMENT:

MOTION by Mottola, second by Huntley to adjourn the City Council meeting.

MOTION approved unanimously at 8:29 p.m.

Debra M. Parker

Minutes by:
Debra M. Parker, City Clerk