

MULVANE CITY COUNCIL
REGULAR MEETING MINUTES

March 1, 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: Terry Richardson, Jenean Keck, Nancy Farber Mottola, Kevin Cardwell.

Remote Attendance: Brent Allen.

Others Present: Kent Hixson, Mike Robinson, Debra Parker, Gordon Fell, Joel Pile, Brad Modlin., Kevin Baker, Van Tarr, and Carol Roberts.

Remote Attendance: J.T. Klaus, Chris Young, Lachelle Tootle.

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

Approval of Regular Meeting Minutes Dated 2-15-2021:

MOTION by Mottola, second by Richardson to approve the Regular meeting minutes dated 2-15-2021.

MOTION approved unanimously.

Correspondence: Mayor Steadman spoke with Justin Bell from the Boy Scouts requesting a meeting about community and growth. The meeting will be coordinated with the City Administrator.

Review and Closing of the Agenda: None

Appointments, Awards and Citations: None

OLD BUSINESS

1. Pix Center – Discuss Opening to the Public:

After much discussion, it was the consensus of the council to reopen the PIX Center due to the downward trend of COVID cases. It was recommended to follow the Sedgwick County guidelines with a maximum attendance of 150 people. The liability waiver will be posted on the door of the PIX and given to individuals when making reservations. It is recommended that citizens continue to wear face masks. The city will continue to monitor the situation for any change in trends and updates to guidelines. Council asked about using the PIX for a possible COVID vaccination site.

NEW BUSINESS

1. Public Works Dept. – Purchase a New Street Sweeper:

Public Works Director, Kevin Baker, presented information to the council. Our current street sweeper was purchased in 2011. Baker recommends a 10-year replacement plan for this equipment and would like to trade in our current Elgin Pelican Street Sweeper.

Two quotes were received for a new street sweeper. One quote was from RED Municipal Equipment for a 2021 Ravo 5I Series Sweeper. Total cost after trade-in was \$202,500. The second quote was from Key Equipment for a 2021 Elgin Pelican Sweeper. Total cost after trade-in was \$164,500. Baker initiated a side-by-side demo of the 2 street sweepers. The Elgin is a much heavier built machine and does more of an industrial sweeping job.

The street sweeper is in the CIP for replacement in 2021. The funds for the purchase are available in Municipal Equipment Replacement & New Equipment.

MOTION by Keck, second by Cardwell to approve the purchase of one 2021 Elgin Pelican Street Sweeper from Key Equipment in the amount of 164,500 after trade and discounts.

MOTION approved unanimously.

2. Public Works Dept. – Remove and Replace Parking Lot Around Pickleball Courts:

Public Works Director, Kevin Baker, presented information to the council. The new Pickleball Courts were completed in early spring of 2020. The parking areas around the courts consist of slurry seal over a dirt and sand base and are heavily utilized. The surface and subgrade are insufficient and need replaced to provide a stable parking area. The project should be completed sometime in early spring of 2021, weather permitting.

Three (3) quotes were received for the removal and replacement of the existing asphalt and subgrade material. The list of vendors and cost to complete the project are:

- APAC-Kansas, Inc. Shears Division \$37,075.81
- Pave the Way \$53,465.00
- Kansas Paving \$56,400.00

Funds from Special Highway can be used to cover the cost of the project.

MOTION by Mottola, second by Richardson to accept the quote from APAC-Kansas, Inc. Shear Division in the amount of \$37,075.81 for removal and replacement of the asphalt parking areas as noted at the Tennis/Pickleball Courts in Styx Creek Park and authorize the Mayor to sign.

MOTION approved unanimously.

3. Police Dept. – Purchase a New Copier:

Public Safety Director, Gordon Fell, reviewed the agreement with the council. The Police Dept. currently has a large Konica Minolta Biz Hub C458 located in dispatch. The Dept. is needing an additional copy/scan/print machine. Konica Minolta can provide a Biz Hub C3350i machine under the One Rate Platinum agreement with unlimited Black/White and Color copies for \$130.90

monthly. After the term of 48 months, there is a \$1 purchase option. The agreement was reviewed by the City Attorney and contains the State and Local Government Addendum.

MOTION by Keck, second by Mottola to approve the agreement with Konica Minolta for a Biz Hub C3350i with the One Rate Program.

MOTION approved unanimously.

4. Electric Utility Dept. – Discuss Repair of Engine # 11 and Future Generation:

Utility Director, Brad Modlin, presented information to the council. Due to the prolonged period of sub-freezing temperatures and the subsequent demand for power, on February 15th, 2021 at 12:15 p.m., notification was received from Kansas Power Pool (KPP), to begin electric generation because of electrical load shortages in the Southwestern Power Pool (SPP) service area. The City is obligated to generate through agreements with KPP and SPP. Powerplant employees prepared the electric generation #10 and #11 units and the City was generating by 2:30 p.m.

On February 17th, 2021 at 11:30 a.m., the #11 electric generator experienced a crankcase failure explosion, taking the #11 generating engine off-line. The #10 generating engine continued to operate until KPP notified the City on February 18th, 2021 at 10:04 a.m. to cease generating.

In 2001, the Boxelder Power Plant was able to generate 4-megawatts. The City of Mulvane was obligated to an electrical contract with Westar to add electrical generation equal to the peak electrical load of the City. The 2001 peak electrical load of the City was 12-megawatts. To meet the obligation, the City built a new power plant facility and installed two used/rebuilt 4-megawatt Enterprise generation engines and a 1-megawatt pony generation engine.

In 2015, the Boxelder Power Plant could not meet pollution control standards and was deactivated. With the Boxelder Plant deactivated and taken off-line, the City electric generation capacity was reduced to 8-megawatts, which could not support the “peak” electric demand/load of 12-megawatts. With the recent failure of engine #11, the City no longer has the 8-megawatts necessary to carry Mulvane’s “average” electric demand/load of 6-megawatts.

The City has contacted Wheeler World Inc. (one of a few companies nationwide with the knowledge and access to parts to repair the 1967 Enterprise engine) to access the damage and estimate the repairs needed for the #11 engine. The cost to repair the engine is conservatively estimated at \$500,000 assuming no major parts are damaged. Upon inspection, the contractor believes a hole in one of the pistons caused the failure of the #11 engine. Until the engine is disassembled and inspected, it will not be known for sure what parts are damaged.

The council will need to decide if they wish to continue electrical generation. If repairs are not made to engine #11 and additional generation added, continuing to maintain engine #10 with only 4-megawatt capacity does not meet the average 6-megawatt electrical demand of the city. If the City opts to end electrical generation, the City will still own and maintain the 69Kv transmission line from the El Paso substation in Derby to Mulvane and still own and maintain the distribution system in the City.

The council felt it was important to have the ability to generate electricity to run the City. This allowed us to avoid rolling blackouts that other cities experienced during the sub-freezing temperatures.

Whether the City Council chooses to rebuild #11 engine, build new, or a combination of both, it will take an extended period of time. The City will be subject to outages because the electric demand may exceed engine #10's electric generation capacity. The current estimated cost to add new electric generation is approximately \$1,250,000 per megawatt.

If the City chooses not to repair the #11 electric generator, in 2022 the City will lose \$28,000 for electric capacity payments from KPP. Under the current agreement with KPP, the City will receive more revenue for new additional electric generation at \$7.50 per KW capacity. The City currently receives \$56,000 a year in capacity payments from KPP for the 8-megawatt generation capacity.

If the City wants to stay in the electrical generation business, to fully understand and evaluate all available options, the City should develop a Request for Proposals (RFP) in order to select a qualified electrical engineering firm to analyze the options for electrical generation. The plan would include several elements, most importantly it should detail current demand and estimated future demand for the city, frequency of generation, and an estimated cost for all options (repair & replacement) including the consumer rate impact for each option.

It was the consensus of the council to allow city staff to develop and distribute an RFP to retain an electrical engineer for the purpose of analyzing electrical generation in the city. The City will parallel the RFP with the possible repair of Engine #11 and then make a decision. City Attorney, J.T. Klaus, recommended to have KPP participate in the RFP and provide assistance to the City.

City Administrator, Kent Hixson, advised the council that there may be an increase in customer's electric bills due to the increased cost of natural gas during the sub-freezing temperatures. He would like to make customers aware of this presumed increase. Modlin advised the KPP Board of Directors will meet on March 18th to discuss this issue. KPP has a rate stabilization fund that can be utilized. We will know more about how this will impact our rates once we find out what KPP decides.

ORDINANCES & RESOLUTIONS

1. Ordinance to Approve a Special Use to Allow a Storage Facility:

Mayor Steadman called Ordinances & Resolutions Agenda item # 1 which is consideration of an ordinance approving a Special Use.

Mayor Steadman asked the City Council if any of them intend to disqualify themselves from discussing and voting on this Ordinance due to any conflicts of interests or a particular bias on this matter.

There were none.

MOTION by Mottola, second by Richardson to receive and file an excerpt of the unapproved minutes of the Planning Commission meeting of February 11, 2021, at which PC Case #SU-2021-01 was considered.

MOTION approved unanimously.

Mayor Steadman asked the City Council if any of them have received any ex parte verbal or written communications prior to this meeting which they would like to share with all the members at this time.

There were none.

Mayor Steadman asked if there were any members of the public who wished to speak on this case.

There were none.

Mayor Steadman asked the City Clerk if any written communications or objections to the petition been received.

There were none.

Mayor Steadman asked if the petitioner wished to speak.

Not present.

Mayor Steadman asked if any City Council Members wished to discuss any further the proposed Special Use as specified in Case # SU-2021-01.

No.

MOTION by Mottola, second by Cardwell to accept the recommendation of the Planning Commission by concurring with their findings approving the requested special use as specified in Case # SU-2021-01, and to approve Ordinance Number 1535.

MOTION approved unanimously.

ORDINANCE NO. 1535

AN ORDINANCE APPROVING A SPECIAL USE TO ALLOW A STORAGE FACILITY WITH OUTSIDE STORAGE IN THE A-1 AGRICULTURAL TRANSITION DISTRICT ON CERTAIN LANDS UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY OF MULVANE, KANSAS.

ENGINEER

1. Project Review and Update:

City Engineer, Chris Young, reviewed the project update with the council which included: E. Mulvane Street Drainage, Sanitary Sewer Study Update, Hidden Valley Addition, and Emerald Valley Estates Phase 2 - the bid date for Emerald Valley is set for March 24th.

MULVANE HOUSING AUTHORITY

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

MOTION approved unanimously.

MOTION by Cardwell, second by Keck to approve the Mulvane Housing Authority Meeting minutes dated 3-04-2019.

MOTION approved unanimously.

Quad Co. Director, Carol Roberts, explained the certification forms to the Board and gave an update of the facility. Quad Co. has received an A rating by the Government.

MOTION by Mottola, second by Cardwell to authorize the Board Chairman or an eligible Mulvane Housing Authority member to sign the:

1. Management Certification
2. Certification of No Identity of Interest
3. Attachment 3 - B

MOTION approved unanimously.

MOTION by Mottola, second by Richardson to adjourn the Mulvane Housing Authority meeting and reconvene the regular City Council meeting.

MOTION approved unanimously.

City Clerk: None

City Administrator: None

City Attorney: None

Consent Agenda Items 1, 2 and 3:

MOTION by Mottola, second by Keck to approve Consent Agenda items 1,2, and 3.

1. Payroll dated 2-19-21 (\$217,996.52)
2. Approve the purchase of 7,603 gallons of low sulfur #2 fuel oil for a total cost of \$15,814.24 from the Mulvane COOP.
3. Approve the purchase of 7,554 gallons of low sulfur #2 diesel fuel oil for a total cost of \$16,019.77 from Hampel Oil.

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS AND NEXT AGENDA ITEMS:

- Monday, March 15th - next council meeting @ 7:30 p.m.

ADJOURNMENT:

MOTION by Richardson, second by Mottola to adjourn the City Council meeting at 9:06 p.m.

MOTION approved unanimously.

Minutes by:
Debra M. Parker, City Clerk