

**MULVANE CITY COUNCIL
REGULAR MEETING MINUTES**

March 17, 2025

6:00 p.m.

The Mulvane City Council convened at the City Building at 211 N. Second at 6:00 p.m. Presiding was Mayor Brent Allen, who called the meeting to order.

COUNCIL MEMBERS PRESENT: Grant Leach, Todd Leeds, Kurtis Westfall.

OTHERS PRESENT: Austin St. John, Debbie Parker, J. T. Klaus, Chris Young, Joel Pile, Mike Robinson, Gordon Fell.

PLEDGE OF ALLEGIANCE: All stood for the Pledge of Allegiance led by Mayor Allen.

APPROVAL OF REGULAR MEETING MINUTES:

MOTION by Leach, second by Westfall to approve the Regular meeting minutes dated March 3, 2025.

MOTION approved unanimously.

CORRESPONDENCE: None

PUBLIC COMMENTS: None

APPOINTMENTS, AWARDS AND CITATIONS: None

OLD BUSINESS

None

NEW BUSINESS

1. Developer's Agreement for Leprechaun Development:

Planning and Zoning Director, Joel Pile, reviewed this item with the council. On 6/17/24 the City Council accepted the Developer's Agreement for Emerald Valley Estates 2nd Addition with Suburban Land Development, LLC. On 11/4/24 the City Council approved an amended Developer's Agreement after receiving two (2) amended petitions for Water Line and Sewer Improvements to serve Emerald Valley Estates 2nd Addition.

Suburban Land Development recently sold the Addition to Tom Kemp (Leprechaun Development). The new Developer has submitted a Replacement Developer's Agreement. The Replacement agreement includes Mass Grading and Detention Pond Improvements, Street Improvements, Storm Sewer Improvements, Sanitary Sewer Improvements, Water Line Improvements, and 12" Water Transmission Line Improvements. A new Letter of Credit from Leprechaun Development has been received by the City.

MOTION by Leach, second by Westfall to approve the Developer's Agreement for Emerald Valley 2nd Addition with Leprechaun Development, LLC and authorize the Mayor to sign.

MOTION approved unanimously.

ENGINEER

1. Water Distribution System Study:

The City's Utility Department operates and maintains a water distribution system. The water supply is provided by purchased water from the City of Augusta and City owned groundwater wells. Treated water is pumped into the distribution system from the underground water storage facility and the City's Reverse Osmosis Water Treatment Plant.

Over the past 5 years, the City has seen significant growth to the Northeast. Increasing ground elevations north of 103rd St. South will result in lower available water pressure for future development in that area. The purpose of this study will be to examine future land development areas, predict water system pressures, and develop recommendations for improving and expanding the City's water distribution network.

A hydraulic model of the City's current water distribution network can be used to evaluate existing and future water system pressure. This can be used to obtain favorable ISO (Insurance Service Office) ratings in addition to identifying problems in the distribution system. EPNET is a public domain Windows based software program used to build pipe network models. EPNET provides hydraulic simulation of the distribution system network consisting of pipelines, junction nodes, pumps, valves, storage tanks and reservoirs. It can also be used to track water system pressures throughout the network including water tower levels.

An engineering services agreement has been prepared outlining the scope of work, with a not-to-exceed amount of \$29,255.00.

MOTION by Leach, second by Leeds to enter into an agreement with Young & Associates, P.A., for engineering services for a Water Distribution System Study as presented.

MOTION approved unanimously.

2. Kansas Paving Change Order No. 1 for Harvest Point Addition:

Due to snow and extremely cold temperatures, Kansas Paving is requesting an additional thirty-five (35) calendar days to complete Street Improvements in the Harvest Point Addition. With this Change Order the revised substantial completion date would be April 4, 2025.

MOTION by Leach, second by Leeds to approve Change Order No. 1 with Kansas Paving for an additional 35-calendar days for Street Improvements to serve Phase 1 Harvest Point Addition and authorize the City Administrator to sign.

MOTION approved unanimously.

3. Project Review and Update:

Main "A" Sanitary Sewer Improvements Phase 3 – Traffic control plans have been approved, and work is scheduled to begin soon.

Phase 1 Harvest Point – McCullough Excavation is working on punch-list items for Mass Grading and Utility Improvements. Kansas Paving has initiated street grading work.

Emerald Valley Estates 2nd Addition – McCullough Excavation is finishing Mass Grading and Detention Pond work. Sanitary sewer installations are complete and ready for testing. Preparing bid documents for Street Improvements.

English Park Pedestrian Bridge – Staff is waiting on an agreement with PEC for structural and geotechnical engineering services.

CITY STAFF

City Clerk: City Clerk, Debra Parker, reviewed the 2025 Election Information with the council. There will be three (3) seats open. The filing deadline will be June 2nd at 12:00 noon. Anyone who wishes to file for City Council will need to do so at the Sedgwick Co. Election office before the deadline.

City Administrator: City Administrator, Austin St. John, provided the February Financial Report for council review.

City Attorney: City Attorney, J.T. Klaus, advised the council that there have been some changes regarding the KDHE Illegal Dumping Program. The council had previously agreed to participate in the program to clean up tires on the property located at 1481 N. Dollar Rd. Klaus has been working on the agreement with KDHE. Due to recent changes, a paragraph was added to the agreement that states if Federal funds are not released to KDHE for this project, then the City will be responsible for paying for the clean-up. This item will be on the next agenda and the City Council can decide if they wish to accept the new terms of the agreement.

CONSENT AGENDA ITEMS:

MOTION by Westfall, second by Leach to approve consent agenda items 1-5.

1. Payroll Dated 3/14/25 - \$250,594.43
2. Warrant Register for February - \$1,481,725.72
3. CMB License for Mulvane Patriots
4. Emulsion Tank from H.D. Industries, Inc. - \$14,206.31
5. Pay Appl. #3 -McCullough Excavation – Emerald Valley 2nd - \$231,898.32

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS, AND NEXT AGENDA ITEMS:

No Council Workshop for March

Next City Council Meeting – Monday, April 7, 2025 – 6:00 p.m.

ADJOURNMENT:

MOTION by Leach, second by Westfall to adjourn the regular meeting of the Mulvane City Council.

MOTION approved unanimously at 6:26 p.m.

Minutes by:

Debra M. Parker

Debra M. Parker, City Clerk

Minutes approved by the City Council April 7, 2025.