

MULVANE CITY COUNCIL REGULAR MEETING MINUTES

January 5, 2026

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: Trish Gerber, Kurtis Westfall, Tim Huntley, Todd Leeds, Grant Leach.

OTHERS PRESENT: Austin St. John, Debbie Parker, J. T. Klaus, Chris Young, Terry Lane, Joel Pile, Gordon Fell, Mike Robinson, Kaylie Mistretta, Aaron Palmer.

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

APPROVAL OF REGULAR MEETING MINUTES:

MOTION by Leach, second by Gerber to approve the Regular meeting minutes dated December 15, 2025.

MOTION approved unanimously.

CORRESPONDENCE: Mayor Allen received a text message regarding an officer and resident. Mayor Allen followed up on the information.

PUBLIC COMMENTS: Councilmember Leeds addressed the council expressing his gratitude and privilege to serve the community for the past two years and congratulated new councilmember Terry Lane.

APPOINTMENTS, AWARDS AND CITATIONS:

1. Service Award for Councilmember Todd Leeds:

Mayor Allen presented Councilmember Todd Leeds with a plaque and thanked him for his dedicated service to the citizens of Mulvane. Leeds was appointed on January 17, 2024 to fill a vacant seat on the City Council.

2. City Staff Appointments:

At the first City Council meeting in January, the Mayor, by and with the consent of the City Council, must appoint the following City officers: City Clerk, City Treasurer, Chief of Police/Director of Public Safety, Municipal Court Judge, and City Attorney. The Mayor may also, by and with the consent of the City Council, appoint one or more Deputy City Clerks.

(Upon the recommendation by Mayor Allen)

MOTION by Huntley, second by Gerber to appoint the following officers for an annual term commencing January 2026:

City Clerk
Police Chief/Director of Public Safety
City Attorney

Debra M. Parker
Gordon Fell
J.T. Klaus

City Treasurer
Municipal Court Judge
Deputy City Clerk

Sydney Thomas
Larry Linn
Lachelle Tootle

MOTION approved unanimously.

OLD BUSINESS

None

NEW BUSINESS

1. City Prosecutor Agreement:

Public Safety Director, Gordon Fell, reviewed this item with the council. Joy Williams took over the position of Mulvane City Prosecutor in October 2020. The current contract expires January 5, 2026. The only change to the renewal contract is the dates associated with the contract and the monthly amount of compensation. The 2026 contract shall be \$2,500 per month with any additional services compensated at the rate of \$200.00 per hour. The 2026 contract will expire January 4, 2027.

MOTION by Leeds, second by Leach to approve the contract with Joy K. Williams.
MOTION approved unanimously.

2. RSVP Agreement with Sedgwick County:

Senior Center Director, Kaylie Mistretta, reviewed this item with the council. The Mulvane Senior Center utilizes the Retired Senior Volunteer Program (RSVP) to 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. All compensation provided under this Agreement is on a fee-for-service basis, which is seven dollars (\$7.00) per coordinated ride not to exceed \$2,000 per year.

MOTION Huntley, second by Westfall to approve the Volunteer Transportation Agreement between the City of Mulvane, Kansas and Sedgwick County, Kansas for providing transportation services pursuant to the RSVP Transportation Program.

MOTION approved unanimously.

3. Authorizing Resolution for PMIB Loan:

City Attorney, J.T. Klaus, reviewed this item with the council. Since 2012 the Kansas Star Casino has appealed the valuation of its real property to the State Board of Tax Appeals (BOTA). The appeals have caused the valuation of the Kansas Star to fluctuate significantly, resulting in retroactive valuation reductions whereby the City must pay back the amount of property tax collected that exceeded the tax on the adjusted valuation.

In 2023, the County indicated a global settlement of Tax Refund amounts owed for all outstanding appeals and an agreed upon valuation for the year 2023, as well as the method for valuation for the next 5 years.

The Sumner County Treasurer will withhold the 2020 Tax Refund of \$1,141,675.50 from the City's January 2026 property tax distribution and withhold the 2021 Tax Refund of \$1,331,709.30

from the City's June 2026 property tax distribution. The tax distribution withholdings will reduce the City's 2026 tax revenue by \$2,473,384.80, which will impact the tax levying funds of the City.

Staff recommends pursuing the PMIB loan under K.S.A. 79-2005(n) for the 2020 Tax Refund at this time for the January affected tax distribution, and to pursue an additional PMIB loan for the 2021 Tax Refund at the time of the June withholding. The City Attorney has drafted the proposed Resolution necessary for both the January and June withholdings.

MOTION by Huntley, second by Gerber to pass Resolution 2026-1 authorizing the Mayor to apply for a loan from the Pooled Money Investment Board through the Sumner County Treasurer to cover the January 2026 and June 2026 tax distribution withholdings, pursuant to K.S.A. 79-2005(n).

MOTION approved unanimously.

RESOLUTION NO. 2026-1

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF MULVANE, KANSAS TO REQUEST ONE OR MORE LOANS FROM THE POOLED MONEY INVESTMENT BOARD PURSUANT TO K.S.A. 79-2005 AS A RESULT OF CERTAIN TAX REFUND AND REDUCTIONS ORDERED TO BE PAID TO THE KANSAS STAR CASINO.

MOTION by Leeds, second by Westfall to authorize the Mayor to execute the Property Tax Loan Agreement to apply for a loan from the Pooled Money Investment Board through the Sumner County Treasurer to cover the January 2026 tax distribution withholdings, pursuant to K.S.A. 79-2005(n).

MOTION approved unanimously.

ENGINEER

1. Project Review and Update:

Main "A" Sanitary Sewer Improvements Phase 3 – The City is reviewing a plan to construct a reinforced concrete valley gutter in 3rd Ave. on the north side of Mulvane St. This will be warranty work on the full-width replacement of 3rd Ave. pavement.

Main "A" Sanitary Sewer Improvements Phase 4 – Approx. 2,265 LF of sanitary sewer line has been completed and tested, including the boring and steel encasement under K-15. Some site clearing has been completed north of K-15, and some site restoration has been completed in Ralph Bell Park.

English Park Pedestrian Bridge – The Contractor has completed site grading for the bridge including adjacent storm sewer inlet and pipe.

Water Distribution System Study – A preliminary draft of the study has been completed and sent to City Staff.

LAND BANK

MOTION by Huntley, second by Leach to recess the 1-5-26 City Council meeting and convene as the Mulvane Land Bank.

MOTION approved unanimously.

MOTION by Gerber, second by Leach to approve the 9-15-25 Land Bank Trustee meeting minutes.

MOTION approved unanimously.

The Land Bank is required to make an annual report to the Governing Body on or before January 31st of each year showing all transactions and property held. A copy of the annual report will be published in the official City newspaper.

MOTION by Gerber, second by Leach that the Mulvane Land Bank Trustees approve the Mulvane Land Bank Annual Report for 2025.

MOTION approved unanimously.

City Attorney, J.T. Klaus, reviewed the Notice of Agreement and Right of First Refusal with the Board. In January of 2018, the Mulvane Land Bank entered into a purchase agreement with Ron Keller (Five For a Dollar, LLC) for the property at 202 W. Main. Pursuant to the Special Warranty Deed dated February 21, 2018, the Land Bank was provided a Right of First Refusal with respect to the property if at any time the owner receives an offer to sell, lease, or otherwise transfer the property. Ben Gartner, Broker at J.P. Weigand and Sons, Inc. provided notice to the City of Mr. Kellers (FFD) intent to sell the property to Ryan Gould and Emily Sippel.

The Land Bank can purchase the property for the same purchase price as the offer (\$109,344.33) or may consent to the Proposed Transfer which includes the consent to the transfer and preserves the Land Bank's Right of First Refusal for subsequent transfers of the Property.

MOTION by Leeds, second by Leach to approve the Notice of Agreement and Right of First Refusal and authorize the Chair to execute the same.

MOTION approved unanimously.

MOTION by Huntley, second by Westfall 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: None

City Administrator: None

City Attorney: None

CONSENT AGENDA ITEMS:

MOTION by Leach, second by Westfall to approve consent agenda items 1-6.

1. Payroll Dated 12/19/25 - \$282,165.37

2. Payroll Dated 1/26 - \$277,392.00
3. City Utility Bills for November - \$17,810.07
4. Tyler Tech Annual Support Renewal - \$40,000.68
5. Kansas Star Event Center Banquet Invoice - \$10,737.92
6. Main "A" SS Phase 4 – Apex Excavating – Pay Appl. #1 - \$648,987.75

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS, AND NEXT AGENDA ITEMS:

Next City Council Meeting – Wednesday, January 21, 2026 – 6:00 p.m.
CIP Workshop – Monday, January 26, 2026 – 6:00 p.m. at the PIX.

ADJOURNMENT:

MOTION by Leeds, second by Gerber to adjourn the regular meeting of the Mulvane City Council.
MOTION approved unanimously at 6:51 p.m.

Minutes by:

Debra M. Parker

Debra M. Parker, City Clerk

Minutes approved by the City Council 1/21/26.