

**MULVANE CITY COUNCIL
REGULAR MEETING MINUTES**

January 21, 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, Grant Leach, Terry Lane.

OTHERS PRESENT: Austin St. John, Debbie Parker, J. T. Klaus, Joel Pile, Mike Robinson, Andrea Walker, Phillip Dumesnil, Sherry Leach, Aaron Palmer, Kande Jones, Jason Jones, Samantha Wheeler, and other interested citizens.

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

APPROVAL OF REGULAR MEETING MINUTES:

MOTION by Leach, second by Huntley to approve the Regular meeting minutes dated January 5, 2026.

MOTION approved unanimously.

CORRESPONDENCE: None

PUBLIC COMMENTS: None

APPOINTMENTS, AWARDS AND CITATIONS:

1. Appointment of City Council President:

As set forth in the City Code, the City Council shall elect from its membership a President of the Council. The President of the Council presides at the City Council meeting in the absence of the Mayor but still retains his or her voting rights. In the event of a permanent vacancy in the office of Mayor, the President of the Council does automatically become the Mayor and the City Council then appoints a replacement Council Member.

Mayor Allen requested the continuation of Grant Leach as Council President.

MOTION by Huntley, second by Gerber to nominate Grant Leach as President of the City Council. MOTION approved unanimously.

OLD BUSINESS
None

NEW BUSINESS

1. Property Concerns Regarding 120 W. Blair:

The resident of 120 W. Blair, Andrea Walker, expressed concerns regarding the property. Walker addressed permitting, inspection, potential hazards, and enforcement matters related to the property. Walker asked about enforcement when potential hazards or violations are reported.

Walker feels there is a gap in enforcement and accountability which impacts occupants and is asking for improved tracking of failed or void permits to prevent a certificate of occupancy from being issued when unresolved issues remain. Walker would like to know the policies, procedures, fines, and/or penalties for unresolved issues. City Attorney, J.T. Klaus, advised that the City does not have a Maintenance Code and explained the history behind the agreement with Sedgwick County, through the MABCD, to provide code inspection and enforcement of building, electrical, mechanical, and plumbing codes. Klaus advised that MABCD has enforcement rights in Sedgwick County. The homeowner/landlord is responsible for providing a safe and habitable premises.

City staff have been communicating with MABCD regarding the property. MABCD indicated that a certificate of occupancy was issued July 11, 2025, but later discovered that the final inspection was cancelled and the certificate of occupancy was never actually issued. The City has contacted the property owner to advise that the home is being illegally occupied. The property owner has a determined amount of time to have any remaining work completed and have a satisfactory final inspection and a valid certificate of occupancy issued.

Walker would like to have a third party inspect her home to determine what may need fixed, since there seems to be inconsistencies with MABCD inspectors involving the current contractor. MABCD is investigating the situation and has suspended the permit and contractor's license until a determination can be made. City staff advised that permits will no longer be issued to the contractor until MABCD has completed their investigation and determined an outcome.

Walker also had concerns about construction debris in Styx Creek behind her home and erosion of the sides of the creek and asked about stabilization. The City does not own the creek, so any clean-up would be the responsibility of the property owner. City Attorney, J.T. Klaus, recommended contacting City Engineer, Chris Young, regarding any issues with Styx Creek since this is a regulated FEMA Floodway. The City would need to obtain easements from property owners in order to assist with any cleanup or stabilization efforts. It was advised that any utility lines would be buried in conduit or in casing deep under the creek, so there would be no immediate concern regarding utility infrastructure.

City staff were instructed to contact MABCD and have them explain what has occurred and how it will be resolved with assurances it will not happen again. City staff will contact City Engineer, Chris Young, for recommendations regarding Styx Creek. City staff will keep Andrea Walker advised of any information provided.

2. Resolution Authorizing Benefit District Hearing:

City Attorney, J.T. Klaus, reviewed this item with the council. The improvements at Harvest Point Addition and Emerald Valley 2nd Addition have been completed. The final costs and proposed assessments have been prepared for consideration and approval by the City Council. The next step of the financing process is to (a) approve the total final costs and proposed assessments for the improvements and (b) call a public hearing to receive complaints or objections to the proposed special assessments. A Notice of Public Hearing will be published in the official city newspaper.

The City is required to hold a Public Hearing for the proposed assessments and notify all property owners in the benefit district of the hearing. The Public Hearing will be held February 18, 2026 at 6:00 p.m. and City Hall.

MOTION by Gerber, second by Westfall to accept and approve the total final costs and proposed assessments for the Improvements.

MOTION approved unanimously.

MOTION by Gerber, second by Huntley to adopt Resolution No. 2026-2 setting the date, time, and place of the public hearing and providing for the publication of the notice of public hearing in the required newspaper and the mailing of the notice of public hearing to the property owners in the benefit district.

MOTION approved unanimously.

RESOLUTION NO. 2026-2

A RESOLUTION SETTING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING TO RECEIVE AND HEAR COMPLAINTS AND OBJECTIONS TO THE PROPOSED SPECIAL ASSESSMENTS FOR THE CONSTRUCTION OF CERTAIN IMPROVEMENTS IN THE CITY, AS HERETOFORE AUTHORIZED BY RESOLUTION NO. 2023-5, AS AMENDED BY RESOLUTION NO. 2024-3 AND RESOLUTION NO. 2024-4; DIRECTING PUBLICATION OF A NOTICE OF PUBLIC HEARING; AND FURTHER DIRECTING THE MAILING OF A NOTICE OF HEARING AND STATEMENT OF COSTS PROPOSED TO BE ASSESSED TO EACH AND ALL OF THE PROPERTY OWNERS LIABLE FOR SUCH SPECIAL ASSESSMENTS.

ENGINEER

1. Project Review and Update:

Main "A" Sanitary Sewer Improvements Phase 4 – Approx. 2,466 LF of sanitary sewer line has been installed, including the boring and steel encasement under K-15. 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.

CITY STAFF

City Clerk: None

City Administrator:

1. December Finance Report: City Administrator, Austin St. John, reviewed the December Finance Report with the council.

City Attorney:

1. Termination and Release of Option Agreement: City Attorney, J.T. Klaus, advised that Kansas Secured Title contacted City Hall needing a Termination and Release of Option Agreement

for the property at 920 Sapphire Lane. Klaus explained the reason for the Option Agreement which was drafted in 2017. Although the Option Agreement with Suburban Land Development expired in 2020, and is no longer needed, the Title Co. is still requesting the release. The document has been drafted and is ready for council consideration. The preparation/review fee of \$300 will be included in the closing costs.

MOTION by Huntley, second by Westfall to authorize the Mayor to execute the Termination and Release of the expired Option Agreement.

MOTION approved unanimously.

CONSENT AGENDA ITEMS:

MOTION by Leach , second by Westfall to approve consent agenda items 1-3.

1. Payroll Dated 1/16/26 - \$276,429.95
2. Law Enforcement Supplement Policy Renewal with Lexipol - \$13,137.26
3. December Warrant Register - \$1,638,346.68

MOTION approved unanimously.

ANNOUNCEMENTS, MEETINGS, AND NEXT AGENDA ITEMS:

CIP Workshop – Monday, January 26, 2026 – 6:00 p.m. at the Senior Center.

Next City Council Meeting – Monday, February 2, 2026 – 6:00 p.m.

ADJOURNMENT:

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

MOTION approved unanimously at 7:04 p.m.

Minutes by:

Debra M. Parker

Debra M. Parker, City Clerk

Minutes approved by the City Council 2/2/26.