



MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
October 7, 2025
5:30 p.m.

1. The Governing Body of the City of Hutchinson, Kansas met in regular session at 5:30 p.m. on Tuesday, October 7, 2025, in the City Council Chambers with Mayor Goss presiding. Councilmembers Richardson, Garza, Fast and Meggers were present.

2. The Pledge of Allegiance to the flag was recited.

3. The prayer was given by Pastor Victor Halfmoon, Legacy Bible Church.

4. Proclamations

a. Fire Prevention Week was accepted by: Jerry Dowling, Fire Inspector.

b. Disability Employment Awareness Month was accepted by: Anthony Frischenmeyer, Beyond Barriers.

c. Hispanic Heritage Month was accepted by: Dave Sotelo, Director of Strategic Growth. Adam Pena invited everyone to SW Bricktown Park on the 18th from 9:00am to 11:00pm for a Fiesta. Jesse Juma commented on local Hispanic citizens and the work they do.

d. Cyber Security Month was accepted by: Todd Davis, Director of IT and Jeff Roberson, Assistant Director. Mr. Roberson spoke on cyber security and explained some of the things done over the past year.

5. Petitions, Remonstrances and Oral Communications from the Audience

6. Consent Agenda

a. Approval of Minutes of September 2, 2025, City Council meeting.

b. Approval of appropriation ordinance in the amount of \$5,271,465.56.

c. Approval of August 2025 City Council Financial Reports.

d. Approval of ZA25-000009 - zone change from C-4 Special Commercial District to C-1 Office Commercial District, generally located at 304 W 5th Avenue.

e. Approval of ZA25-000010 - zone change from R-4 Residential Neighborhood Conservation District to R-1 Single Household Suburban District, generally located at 714 Cloverdale Drive.

f. Approval of StartUp Hutch 2026 Budget Request.

Motion by Councilmember Fast, second by Councilmember Meggers to approve the Consent Agenda; and authorize the Mayor to sign. The motion passed unanimously.

7. Public Hearings and Resolutions

a. Public Hearing for Landmark RHID

Motion by Councilmember Richardson, second by Mayor Goss, to open the Public Hearing, The motion passed unanimously.

Dave Sotelo, Director of Strategic Growth explained the project and its purpose. The Landmark Building qualifies for this program; it will help revitalize this part of downtown; and increase housing downtown. Emma Kate Dillon with Kutak Rock, the city's bond counsel, joined via Zoom.

Justin Pregont with Pomeroy Development, the developer for the Landmark Building, gave an update on the revitalization of the building. Discussion was had regarding RHIDs.

Motion by Councilmember Fast, second by Councilmember Richardson, to close the Public Hearing, The motion passed unanimously.

b. Public Meeting for Project #1: Wastewater Treatment Facility Improvements.

Motion by Mayor Goss, second by Councilmember Richardson, to open the Public Meeting, The motion passed unanimously.

Evan Patterson, City Engineer, explained the project and how they were awarded preapproval for the State Revolving Fund in July. He spoke on costs involved as well as providing an explanation of where the funds would be used.

Motion by Mayor Goss, second by Councilmember Richardson, to close the Public Meeting. The motion passed unanimously.

c. Public Hearing for Project #1: Wastewater Treatment Facility Improvements.

Motion by Councilmember Richardson, second by Mayor Goss, to open the Public Hearing. The motion passed unanimously.

Evan Patterson, City Engineer, talked about the rate increase that will be necessary. Discussion was had regarding possible forgiveness of the loan.

Motion by Councilmember Richardson, second by Councilmember Meggers, to close the Public Hearing. The motion passed unanimously.

d. Public Meeting for Project #2: Sanitary Sewer Collection System Rehabilitation.

Motion by Councilmember Richardson, second by Mayor Goss, to open the Public Meeting. The motion passed unanimously.

Evan Patterson, City Engineer, explained the project and how it was for lining the sanitary sewer system along with other repairs, such as sewer manholes. He also provided information on where the repairs would be made on F Street and Van Buren

Street. Discussion was had regarding the process. Jack Neuber, Line Locator, shared where the previous lining had been done approximately three years ago. David Guinn, Director of Utilities, gave further explanation on the processes involved.

Motion by Councilmember Richardson, second by Mayor Goss, to close the Public Meeting. The motion passed unanimously.

- e. Public Hearing for Project #2: Sanitary Sewer Collection System Rehabilitation.

Motion by Mayor Goss, second by Councilmember Richardson, to open the Public Hearing. The motion passed unanimously.

Evan Patterson, City Engineer, explained the funding and the process for the rehabilitation. Don Beydler shared with council the process as it was done in Arlington.

Motion by Councilmember Richardson, second by Councilmember Fast, to close the Public Hearing. The motion passed unanimously.

8. Ordinances and Resolutions

- a. Consider an Ordinance Adopting a Reinvestment Housing Incentive District Development Plan, Establishing a Reinvestment Housing Incentive District within the City, and Approving a Development Agreement (Landmark Reinvestment Housing Incentive District).

Dave Sotelo, Director of Strategic Growth, requested approval of the council.

Motion by Councilmember Fast, second by Councilmember Richardson to approve an Ordinance adopting a Reinvestment Housing Incentive District Development Plan, establishing a Reinvestment Housing Incentive District with the City, and approving a Development Agreement (Landmark Reinvestment Housing Incentive District; and authorize the Mayor to sign. The motion passed unanimously.

- b. Consider a Resolution authorizing the completion of an application to the Kansas Department of Health and Environment for a loan under the Kansas Water Pollution Control Revolving Fund Act (Wastewater Treatment Facility Improvements.)

Evan Patterson, City Engineer, requested approval of the council.

Motion by Councilmember Meggers, second by Councilmember Richardson to approve a Resolution authorizing the completion of an application to the Kansas Department of Health and Environment for a loan under the Kansas Water Pollution Control Revolving Fund Act (Wastewater Treatment Facility Improvements); and authorize the Mayor to sign. The motion passed unanimously.

- c. Consider a Resolution authorizing the completion of an application to the Kansas Department of Health and Environment for a loan from the Kansas Water Pollution Control Revolving Fund Act (Sanitary Sewer Collection System Rehabilitation project).

Evan Patterson, City Engineer, requested approval of the council.

Motion by Councilmember Richardson, second by Councilmember Meggers to approve a Resolution authorizing the completion of an application to the Kansas Department of Health and Environment for a loan under the Kansas Water Pollution Control Revolving Fund Act (Sanitary Sewer Collection System Rehabilitation Project); and authorize the Mayor to sign. The motion passed unanimously.

9. New Business

a. Update on Unsafe and Dangerous Structures.

Jason Lady, Building Official, provided updates on the unsafe and dangerous structures from August 5, 2025.

- 806 N Plum Street – there has been no contact with the owner.
- 22 W 5th Avenue – there has been no contact with the owner.
- 211 E 4th Avenue – the demo contractor plans to move forward with demolishing the structure.
- 411 S Main Street – the owner does not intend to improve the building and will either sell the building or let it go to tax sale. Discussion was had regarding costs of demolition. Mr. Lady explained the next steps towards demolition.
- 401 S Main Street and 405 S Main Street - progress is being made on these properties and the owners are expecting an engineer's final report soon.
- 2100 N Jackson Street – there has been discussion with the owner regarding what is needed for revitalization of the building, and the owner asked about a possible replat of the property.
- 3001 E 4th Avenue - the property recently sold and the new owner will be updated on the violations.
- 1221 E 4th Avenue - the owner's father said it would be brought into compliance by end of October.

Staff recommends providing the property owners an additional 60 days and bringing it back to council at the December 2, 2025 meeting.

Discussion was had regarding the structures.

b. Fairgrounds Park Playground Equipment Replacement.

Justin Combs, Director of Parks and Facilities, spoke on the replacement of playground equipment at Fairgrounds Park. He shared the deteriorated condition of the

equipment after 30 years of use. Mr. Combs explained that interaction with kids over the summer provided information from the children about what they would like.

Discussion was had regarding various aspects of the equipment, including construction of the equipment.

Jack Neuber, questioned the cost of the playground equipment.

Council requested Mr. Combs to contact the company about a reduction in the cost. The discussion was tabled to the October 16, 2025 council meeting.

c. Pickle Ball Court Discussion.

City Manager Villegas spoke on how there were many cuts in the budget, especially in the general fund; and explained the rationale behind the pickle ball funds being moved to the deferred fund. He recommended the current pickle ball courts be repaired, if necessary, instead of building new courts.

Don Beydler spoke on the condition of the courts and the poor lighting; as well as the growing popularity of pickle ball. Councilmember Fast asked what the priorities would be regarding upgrading the courts, and Mr. Beydler said surfacing the courts and lighting.

Discussion was had regarding the pickle ball courts.

d. Economic Development Project Discussion.

Debra Teufel, Hutchinson/Reno County Chamber, spoke on the Make My Move grant received last week of \$225,000.00. She also expanded on the strategic plan currently in place for the City of Hutchinson and Reno County. Ms. Teufel spoke of Terra Power, a nuclear power plant company, exploring the possibility of a plant in Reno County.

10. Report of City Officials

Council:

- Councilmember Fast invited everyone to the SW Bricktown Fiesta at 4:00 on October 18th. He also expressed his thanks to everyone involved in making progress with the Avenue A Park issues.
- Councilmember Meggers shared this weekend is the races and should be a great event as it's the last race of the season. He stated the Downtown Hutch Rod Run was a great event this past weekend and he commended the City employees for their work in cleaning up after the event. Mr. Meggers stated there has been a lot of positive movement regarding the unsafe structures.
- Councilmember Richardson said he had nothing to add.

- Councilmember Garza invited everyone to come out to the SW Bricktown Fiesta on the 18th; and shared he will be starting his meetings again in November.
- Mayor Goss echoed everyone's comments and stated her goal is owner rehabilitation and strides are being made in the right direction to meet this goal.

City Manager:

Mr. Villegas shared that recently a temporary certificate of occupancy was approved for the Hilton Garden Inn. He also expressed his thanks to the Chamber and said that he is excited for the future of Hutchinson.

11. Executive Sessions

- a. Motion by Mayor Goss, second by Councilmember Richardson, to recess into executive session pursuant to the personnel matters of non-elected personnel exception, K.S.A. 75-4319(b)(1) in order to discuss a performance matter regarding a city employee; the open meeting to resume in the City Council chambers at 8:45 p.m. The motion passed unanimously.
- b. The meeting resumed at 8:45 p.m.
- c. Motion by Mayor Goss, second by Councilmember Richardson, to recess into executive session pursuant to the consultation with an attorney for the public body or agency which would be deemed privileged in the attorney-client relationship under exception K.S.A. 75-4319(b)(2) in order to discuss legal responsibilities to other entities; the open meeting to resume in the City Council chambers at 9:00 p.m. The motion passed unanimously.
- d. The meeting reconvened at 9:00 p.m.

10.. Adjournment

Motion by Mayor Goss, second by Councilmember Richardson, to adjourn. The motion passed unanimously.

Upcoming Meetings

October 21, 2025	5:30 p.m.	City Council meeting
November 4, 2025	5:30 p.m.	City Council meeting
November 18, 2025	5:30 p.m.	City Council meeting
December 2, 2025	5:30 p.m.	City Council meeting