



---

**MINUTES**  
**CITY COUNCIL MEETING**  
**COUNCIL CHAMBERS – HUTCHINSON, KANSAS**  
**August 19, 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, August 19, 2025, in the City Council Chambers with Vice-Mayor Meggers presiding. Councilmembers Richardson, Garza, and Fast were present. Mayor Goss was absent.

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

3. The prayer was given by Pastor Christy Cass, First Presbyterian Church.

4. Proclamations

Antique Tractor Day Proclamation was accepted by Michael Hinton.

5. Petitions, Remonstrances and Oral Communications from the Audience

Hutchinson Fire Chief Steve Beer acknowledged the 5 individuals who recently achieved their Advanced EMT license for Kansas. There are currently 10 advanced EMTs in the Fire Department, including Engineer Richardson, Engineer Goering, and Captain Raya, who are in attendance.

Tim Miller, 2712 Morris Rd., spoke on his fence being damaged while the city was mowing the easement. City Attorney Paul Brown advised council the fence was not permitted when installed and the matter was being looked into.

6. Consent Agenda

- a. Approval of Minutes of August 5, 2025, City Council meeting.
- b. Approval of appropriation ordinance in the amount of \$2,313,179.29.
- c. Approval of July City Financial Report.
- d. Approval of appointment to the Airport Advisory Committee of Joseph Kelber, Hutchinson, KS to fill a vacant seat beginning August 19, 2025, through December 31, 2025.
- e. Approval of a Resolution authorizing a Special Event in a Designated Entertainment District for the 2025 Brewfest event.
- f. Approval of a Resolution authorizing a Special Event in a Designated Entertainment District for the SW Bricktown Fiesta event.

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

7. ORDINANCES AND RESOLUTIONS

- a. Consider an Ordinance authorizing issuance of GO Bonds to pay for Woodie Seat Ave. C Bridge.

Angela Richard, Director of Finance, explained to council the need to approve the Ordinance in order to reimburse ourselves with the GO Bond proceeds at a later date. We are asking to bond up to \$1.7 million dollars for this project to allow \$50,000 of design fees and a contingency. Later this year this will probably be bonded with other projects as this is usually our process to reduce bonding costs and fees.

Motion by Councilmember Fast, second by Councilmember Garza to approve an Ordinance authorizing issuance of GO Bonds to pay for Woodie Seat Ave. C Bridge; and authorize the Mayor to sign. The motion passed unanimously.

- b. Consider a Resolution scheduling public hearing – Landmark RHID

Dave Sotelo, Director of Strategic Growth, explained the reasoning for the Public Hearing and the approval of the Public Hearing for the RHID on October 7, 2025.

Motion by Councilmember Richardson, second by Councilmember Fast to approve a Resolution scheduling public hearing – Landmark RHID; and authorize the Mayor to sign. The motion passed unanimously.

8. New Business

- a. Boards and Commissions Discussion

Dave Sotelo, Director of Strategic Growth, spoke on the Mayor's request for all information regarding Boards and Commissions appointments. He also gave a short presentation on the steps to be taken in order to appoint an individual to a seat on a commission or board. Discussion was had regarding the process. Jesse Juma questioned whether there was a minimum age to be on a board, with the answer being they need to be an adult. Christian Collie, 100 W 11<sup>th</sup>, questioned what would happen if you were not a fit for the board.

- c. Update of Woodie Seat Progress

Justin Karam, Constructions Manager, reviewed the key dates for Phase II. He also shared photos of the bridge demolitions as well as photos of the progress; and stated the project is currently on track for the contractor's completion date. Discussion was had regarding the project. Jesse Juma requested the city stay in close contact with the residents in the area of construction. Cindy Flores, 229 W Avenue B, shared their community is very pleased with the employees of Kansas Concrete for their politeness, respectfulness, cleanliness of the area and especially their communication with the residents of the area.

- d. Consider a Zone Change from R-5 High Density Residential District to C-1 Office Commercial District.

Matt Williams, Director of Community Development, said a zone change was requested for the development of a self-serve car wash; and the Planning Commission has recommended denial of the zone change. Staff recommends the council adopt the findings of the Planning Commission and deny the requested zone change. Discussion was had regarding the requested zone change.

Keith Fredricks, 606 E 46<sup>th</sup> Ave., owner of the property, spoke on the project and his request for rezoning. Hunter Brunson, 5403 N Monroe, son of a co-applicant, described the project and provided a diagram. Councilmember Richardson commented that the discussion needed to be expanded to include the Planning Commission's recommendation. He also recommended returning the question to Planning Commission regarding the protective overlay

Motion by Councilmember Richardson, second by Councilmember Fast, to return the issue to the Planning Commission to consider a protective overlay for the use of the property to limit the use of the property as a commercial zoned district. The motion passed unanimously.

e. Purdue Pharma Chapter 11 Bankruptcy

Paul Brown, City Attorney, shared this is an opioid settlement type of issue. We are an unsecured creditor and signing the ballot will put the City in line to possibly receive some funds at payout.

Motion by Councilmember Richardson, second by Councilmember Fast to approve a ballot accepting Purdue Pharma Chapter 11 Bankruptcy Plan; and authorize the City Manager to sign the ballot and all related documents. The motion passed unanimously.

f. Memorial Hall RFP – Management Agreement

Justin Combs, Director of Parks and Facilities, explained the agreement and the requirements of the proposals and how they would be evaluated. Jesse Juma commented on the project overview.

Motion by Councilmember Fast, second by Councilmember Richardson to approve proceeding with the RFP for management services for Memorial Hall after eliminating references to operational losses at the facility. The motion passed unanimously.

9. Report of City Officials

Council:

- Councilmember Fast commented he has been contacted numerous times about Avenue A Park's loitering and homelessness problems. He advised there have been cameras installed; there is daily trash pickup and checking for graffiti; the park hours have been reduced by one hour in the morning and the evening; HPD is patrolling every evening; trees are trimmed up; and we have generally just cleaned the park up. The electricity has been turned off unless the park building is rented; and the Parks Department is locking the restrooms to control vandalism. Councilmember Fast stated there are more things that need to be addressed from

a safety issue, including clothing on handrails and impeding of the sidewalk; and we will continue to address issues in a constitutional way.

- Councilmember Richardson reminded everyone of the races this weekend at Salt City Raceway at the Fairgrounds. He also cautioned everyone that school has started and to watch for kids walking and driving to and from school.
- Councilmember Garza commented regarding a sub-station at Avenue A Park and asked Chief Burlie about the possibility of having one. Chief Burlie advised council there is currently not the available personnel to man a sub-station. Chief Burlie stated homelessness is not a crime and questioned whether law enforcement addressing the homeless is the right avenue or would it be better suited for an organization to address using the building. Mr. Garza also questioned the tall grass at 17<sup>th</sup> Ave and K-61 and was advised it had been mowed.
- Vice-Mayor Meggers congratulated Mr. Villegas for his nomination to the top 10 City Managers for 2025. He commented on the individual from the last council meeting having to deal with the neighbor's debris; and wanted to make sure it was being followed up. Mr. Meggers questioned whether there was anything that could be done about the issues of the West 30<sup>th</sup> & Main strip of grass. Mr. Villegas shared the sidewalk was put in extra-wide to be considered a sidewalk, not a trail; and the property owner has always mowed it and it should remain the same. Mr. Meggers asked Chief Burlie about e-scooters; and Chief stated the rules and regulations are the same as bicycles.

City Manager:

Evan Patterson, City Engineer, gave an update on the floodplain maps; and work staff is doing. Mr. Villegas shared he is speaking with a representative from Senator Moran's office Wednesday regarding funding. Councilmember Richardson questioned what the impact will be to homeowners. Matt Williams stated lenders on existing properties will require flood insurance; and new developments in a flood plain, including fences, backyard buildings, will need to build up their project at least a foot above the base flood elevation.

City Manager Villegas stated that they have wrapped up contract negotiations with SEIU and contracts will be presented for approval at a future council meeting and will also include the SEIU with Dispatch. He shared that he and Councilmember Fast met with Grace Arbor residents and addressed questions regarding the park. He stated he told the group he would speak with council and see what could be done.

11. Executive Session

- a. Motion by Vice-Mayor Meggers, second by Councilmember Richardson to recess into executive session pursuant to the preliminary discussion relating to the acquisition of real property exception, K.S.A. 75-4319(b)(6), in order to discuss the possible acquisition of real property for the City of Hutchinson, the open meeting to resume in the city council chambers at 7:40 p.m. The motion passed unanimously.

The meeting reconvened at 7:40 p.m.

b. Motion by Councilmember Richardson, second by Vice-Mayor Meggers, 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 City Manager matters; the open meeting to resume in the City Council chambers at 8:10 p.m. The motion passed unanimously.

The meeting reconvened at 8:10 p.m.

21. Adjournment

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

**Upcoming Meetings**

September 2, 2025	5:30 p.m.	City Council meeting
September 16, 2025	5:30 p.m.	City Council meeting
October 7, 2025	5:30 p.m.	City Council meeting
October 21, 2025	5:30 p.m.	City Council meeting