



MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
September 2, 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, September 2, 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 Craig Hauschild, Trinity United Methodist Church.
4. Proclamations
 - a. Childhood Cancer Awareness Month – children from Kids Against Cancer accepted.
 - b. National Hunger Action Month – Donna Davis, Reno County Food Bank Board, accepted.
 - c. National Recovery Month – Gary Race, Reno Recovery Collaborative, accepted.
5. Petitions, Remonstrances and Oral Communications from the Audience

Mark Buckley, 29 Meadowlark Lane, owner of the Toy Depot, commented on the homelessness at Avenue A Park and the issues he is having with them.
6. Consent Agenda
 - a. Approval of Minutes of August 19, 2025 City Council meeting.
 - b. Approval of appropriation ordinance in the amount of \$1,708,661.00.
 - c. Approval of appointment to the Hutchinson Housing Commission of the following: Kylee Stout, Hutchinson, KS to fill a vacant seat left by Fran Conklin beginning September 2, 2025 through December 31, 2026.
 - d. Approval of VAC25-000002 – E 9' of S 100' of alley adjacent to Lots 23-26, Block 10, Miller & Smith's Addition, generally located at 501 N Main St.

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

7. Public Hearing

- a. Public Hearing to Consider 2026 Budget Revenue Neutral Rate Budget Hearing and Resolution to Levy Property Tax Exceeding the Revenue Neutral Rate.

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

Angela Richard, Director of Finance, explained the hearing and the reasoning behind exceeding the revenue neutral rate.

Jonas Souter, 119 Superior, spoke about the taxes being raised and individuals not being able to afford the taxes. He questioned why we don't bring new businesses in other than restaurants and hotels.

William Colvin, 1518 Brookwood Drive, stated his tax valuation has risen 42% since 2020; and he has lived in his home for 35 years. He and his wife live on social security, and it takes one month of social security benefits to pay for property taxes.

Duke Devaul, 2501 Canterbury Drive, also spoke on property tax and mill levees.

Councilmember Richardson spoke about the balancing act of retaining employees, and the cost of goods and services rising. He also talked of the many discussions amongst the councilmembers during study sessions regarding the budget.

Mayor Goss stated she agreed with Councilmember Richardson. She doesn't feel the many cuts that have been made to the budget do not seem to be accomplishing what was anticipated.

Councilmember Garza spoke about city wages; how they were not always comparable to the private sector; and how they are doing the best they can with what they have.

Councilmember Fast spoke on the non-disclosure agreements with large companies that might want to come to town. He stated they cannot speak about the businesses that want to come to town; and explained the hotel was done by a private investor using state and federal funding and was not city funded. Mr. Fast also stated Everygy is bringing 40 jobs to Hutchinson at \$80,000 per job; and it is a billion-dollar industry coming to Hutchinson.

Motion by Councilmember Richardson, second by Councilmember Meggers to approve a Resolution to Levy a Property Tax Rate Exceeding the Revenue Neutral Rate; and authorize the Mayor to sign. The motion passed unanimously.

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

- b. Public Hearing to Consider 2026 Budget and Adoption of 2026 Budget.

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

Angela Richard, Director of Finance, explained the hearing is to consider approving the budget as a whole and set the maximum property tax to be levied and set the maximum spending authority for each fund as published. Ms. Richard stated that all of the videos for the many budget sessions are on YouTube and the proposed budget is on the City's website. She shared that changes were made to the Utility budget after the published budget was made available; and everything else remains as proposed.

Discussion was had regarding the changes made. Ms. Richardson reminded everyone that the proposed budget does not include Grace Arbor Park; and suggested either the budget be approved with an amendment allowing up to a certain amount for Grace Arbor or closing the public hearing now and making a motion after the discussion of Grace Arbor Park.

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

Motion by Councilmember Richardson, second by Councilmember Meggers to approve and adopt the 2026 Budget; and authorize the Mayor to sign. The motion passed unanimously.

c. Grace Arbor Park Discussion (from Item 8b on Agenda)

Enrico Villegas, City Manager, addressed the council regarding a meeting had with Staff and residents of the Grace Arbor Park neighborhood, stating it was a very positive meeting. Expectations were discussed regarding a simple park for the youth, with the original cost being \$700,000.00; however, residents stated they want a simple park for the kids. Mr. Villegas feels the funds could be expended for the park.

Rick Borders, 426 E 10th, stated the request at the meeting was for a climbing apparatus, not necessarily a climbing wall.

Adaution would like the park so they have a place to hang out after school and it's easy to get to. Jayzion would like a park to walk to and play on the monkey bars and swings and things to climb around on.

Adam Pina, 414 E 10th Ave., said the larger design would be beautiful, but they just want a place for the kids.

Rosa and Larry Fast, 407 E 6th, stated they understand the cutting of the park from the budget, but something simple for the kids would be good.

Kim Porter, 426 E 10th Ave., would like the kids to have a place to go after school; there needs to be somewhere close to play; and they don't want anything expensive, just something they can use.

Rishawn Austin, 800 N Main, First Baptist Church, spoke on the need for the kids to have something to do. He stated there is the possibility of the church maintaining the park to assist the city. Reverend Austin shared the church is near the proposed park and there is a strong police presence in the area.

Paul James, Salvation Army Major, suggested a drawing of the proposed park be provided. He stated he has concerns about the homeless moving into the park.

Discussion was had regarding parks in general.

Robert Ross, Vice-Chair of Salvation Army Board, shared there are civic organizations that provide grants for parks for children, and can raise funding.

City Manager Villegas recommended starting with \$100,000 and go from there.

Councilmember Richardson stated he feels there are a lot of parks in the city and that some are poorly placed. He said there are not many on interior of the city and he is agreeable to the location.

Motion by Councilmember Richardson, second by Councilmember Meggers to approve and adopt the 2026 Budget; and authorize the Mayor to sign. The motion passed unanimously.

- d. Public Hearing to Appeal Landmarks Commission's Denial of a Certificate of Appropriateness for Demolition of 2100 S Bonebrake St. – commercial property.

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

Matt Williams, Director of Community Development, gave a review of discussions from previous meetings. He stated staff recommends the Council find there are no "feasible and prudent alternatives" to demolition of 2100 S Bonebrake and overturn the denial of LM25-000003.

Councilmember Garza questioned Mrs. Gress as to whether she planned to have her contractor do this. Mrs. Gress stated she did. Rick Friar, Mrs. Gress' contractor, stated they would be starting the demolition process and explained what they will be doing.

Motion by Councilmember Richardson, second by Councilmember Meggers, to close the public hearing. The motion passed unanimously.

Motion by Councilmember Richardson, second by Councilmember Fast, finding there are no "feasible and prudent alternatives" to demolition of 2100 S Bonebrake and overturn the denial of LM25-000003; and authorize the Mayor to sign. The motion passed unanimously.

8. New Business

a. Camping Ordinance Discussion

Paul Brown, City Attorney, stated he drafted a camping ordinance at the direction of council to address some of the issues of Avenue A Park. It was provided to department heads; however, they have not had an opportunity to review it.

Discussion was had regarding enforcement of nuisance laws and what can be done to solve the problem. Councilmember Fast challenged the council to come up with a plan to address the issues.

Chief Burlie stated the ordinances are being enforced; information was provided regarding enforcements that have been completed; and officers do routinely patrol the parks throughout the night. He advised he had an opportunity to review the proposed ordinance and feels there are a couple of items that would be beneficial.

Councilmember Meggers questioned whether there was anything council could do to assist the police department. Chief Burlie advised him there was not.

Community members commented on the homeless situation.

- b. Grace Arbor Park Discussion (Moved to 7c)
- c. Consider a Zone Change from R-5 High Density Residential District to C-1 Office Commercial District.

Matt Williams, Director of Community Development, advised council this is a returning case from the August 19, 2025 meeting. The Planning Commission at their August 26, 2025 meeting again denied the request.

Discussion was had regarding the request.

Keith Frederick, 604 E 42nd Ave., stated he purchased the property a decade ago with the plan of developing it commercially. He advised council that Mr. Brunson has decided against building a car wash at this location; however, he would still like the property to be rezoned.

Mayor Goss questioned whether Mr. Frederick would be charged an additional fee if he returned with a different plan. Matt Williams stated it would, and he recommended returning the request to the Planning Commission for review for a different use.

Stewrt and Joy Whitman, 1228 E 23rd, stated he and his wife are opposed to rezoning this as commercial property.

Motion by Mayor Goss, second by Councilmember Richardson to return the request to the Planning Commission for review for a different use. The motion passed unanimously.

- d. Consider a request from Everfull for emergency temporary funding for the Meals on Wheels Program for up to \$40,000.00 through December 2025.

Mayor Goss explained the request for funding presented to her. An in-depth discussion with Everfull, the South Central Kansas Area Agency on Agency and citizens was held.

Motion by Mayor Goss, second by Councilmember Meggers, to table the discussion of a request from Everfull for emergency temporary funding for the Meals on Wheels Program to October 7, 2025. The motion passed unanimously.

9. Report of City Officials

Council:

- Councilmember Richardson reminded everyone the State Fair is coming up, and to be mindful of traffic and visitors. Mr. Richardson questioned the maintenance of ditches, such as 30th Ave. west to Hendrick, and who is responsible for maintaining them if they are not residential lots. City Attorney Paul Brown stated it would depend on what it is, such a storm water drainage ditch. Mr. Richardson said it is private property. He asked if there has been any follow-up for lady from 2 weeks ago and was advised there has been not update yet.
- Councilmember Meggers said he appreciates everyone coming out tonight to share their opinions.
- Councilmember Fast reminded everyone of the SW Bricktown Fiesta on October 18. Thank you to staff, specifically to those who hear about my frustrations. He shared he has had a couple of complaints regarding ditches on N Plum coming in for the Fair.
- Councilmember Garza stated being a councilmember is hard; and we appreciate you coming out.
- Mayor Goss thanked the staff that have been involved with the variance application for Mr. Clark for the 12 years it took to get his fence permit. She shared she has been working with residents to help understand code violation notices regarding inoperable vehicles on their property. Ms. Goss said she needs council member volunteers for the goat milking competition; and that there will be a wiener dog race on October 4th during Hutch Fest. She requested an upcoming agenda item to revisit the newspaper of record for the city and have it be changed to The Tribune. Ms. Goss encouraged citizens to read the Reno Co health assessment. She also thanked Steve Allen, for coming to replenish the toilet paper at Orchard Park. Mayor Goss said she has received comments regarding the flood plain; and it is being taken as a big deal.

Evan Patterson, City Engineer, shared there was a flood risk review meeting with FEMA to discuss the new maps; the schedule for comments has been pushed out 2-3 months; and maps will not be finalized until Spring 2028. The team doing the mapping did not include Hutchinson's underground infrastructure; and updated information will be provided.

Cecil Weible, Director of Public Works, explained the unpainted roads stating the city used to do all the striping with a product called Thermoplastic; and then an epoxy paint which did not hold up. Thermoplastic can be done in-house as well as a water-based paint, but the city cannot do an epoxy paint as it is a 2-part paint and special equipment is needed, which the city does not have. Moving forward, beginning this year, all projects will be Thermoplastic. The city has not painted curbs in 10 years; and we are working on sandblasting old paint.

City Manager:

Mr. Villegas shared that removal of traffic signals is handled administratively, not by vote, and suggested that it stay administratively. Cecil Weible, Public Works Director, provided an update on traffic signals. The original traffic signals were at 4th and Washington, A and Washington, and 4th and Walnut, which all came back after a warrant study showing they were not needed. A decision made at 4th & Walnut to leave that signal because of the sight view; there were no issues found with the other two sites. He shared that for the most part, comments were on good side. There are three signals that have had warrant studies done which are mainly residential areas, 11th and Baker, 23rd and Tyler, and one other, which will have the same process done prior to removal.

Matt Williams, Director of Community Development, provided an update on policies and procedures for code enforcement regarding inoperable vehicles.

Justin Combs, Director of Parks and Facilities, provided a general overview of park maintenance. He stated the goal is to clean every restroom daily, 7 days a week, but being short staffed they are only being cleaned 6 days a week; and there are a couple of restrooms with electronic locks due to vandalism. Mr. Combs said mowing has been a real challenge this year with the rain; properties are on 7, 10, 14 and 21 day cycles; and the wet weather has been a detriment to keeping up due to wetness and the inability to mow. He stated trash is checked once a week by Stutzman's in most of our parks, others are checked by staff; and graffiti and vandalism are dealt with on a weekly basis.

City Manager Villegas commented on the 30th Street grass issues. The City will maintain the pavement, but the mowing has always been the property owner's responsibility and will remain that way. Another trail from Lorraine to the Bad Bobby Trail is not mowed by the City and remains the property owner's responsibility. A neighborhood meeting will be rescheduled regarding responsibilities of mowing. For future construction projects there will be pre-, during and post discussions.

Mr. Villegas shared the League Annual Conference will be held October 9-11 in Overland Park and at this time it is uncertain whether he will be attending. The International City Manager's Association (ICMA) holds an annual conference, and this year the City of Hutchinson was asked to be spotlighted at this years' annual conference. It is a big honor to be recognized and 2019 was last year for a Kansas city to be highlighted.

He also stated the tentative dates for Strategic Planning Retreat are 9/24, 9/25, 10/2, 10/6, 10/8, 10/14. Please let me know which dates will work for you; the goal is for all 5 councilmembers be present. Please let me know in the next couple of days what works for you.

The September 16th council meeting is cancelled due to lack of a quorum.

10. FUTURE AGENDA ITEMS

Inoperable Vehicle Discussion

11. Executive Session

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 exception, K.S.A. 75-4319(b)(2) in order to discuss legal responsibilities related to governing body; the open meeting to resume in the City Council chambers at 11:40 p.m. The motion passed unanimously.

The meeting reconvened at 11:40 p.m.

12. Adjournment

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

Upcoming Meetings

September 16, 2025	5:30 p.m.	City Council meeting	CANCELLED
October 7, 2025	5:30 p.m.	City Council meeting	
October 21, 2025	5:30 p.m.	City Council meeting	
November 4, 2025	5:30 p.m.	City Council meeting	