

CITY OF
HUTCHINSONKS

MINUTES
CITY COUNCIL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
August 5, 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 5, 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 Darryl Peterson

4. Proclamations

NONE

5. Petitions, Remonstrances and Oral Communications From the Audience

Nancy Thomas, 1815 Harrison, spoke regarding her next-door neighbor at 801 W 19th and issues she is having with him.

6. Consent Agenda

- a. Approval of Minutes of July 15, 2025 City Council meeting.
- b. Approval of appropriation ordinance in the amount of \$3,149,982.48.
- c. Approval of appointment to the Visit Hutch Advisory Board of Nathan McClanahan, Hutchinson, KS to fill the vacant Convention Center seat; beginning August 1, 2025.
- e. Approval of re-appointment to the Hutchinson Recreation Commission Board of Sam Conklin, Hutchinson, KS for a second four-year term beginning 9/1/2025 to 9/1/2029.
- f. Approval of appointment to the Planning Commission Board of the following: Rudy Rodriguez, Hutchinson, KS to fill a vacant seat beginning August 5, 2025 through December 31, 2027.
- g. Approval of ZA25-000007 - zone change from C-4 special Commercial District to I-1 Light Industrial District, generally located at 421 N Whiteside.

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

7. Public Hearing to Consider Condemnation of Unsafe and Dangerous Structures.

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

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Jason Lady, Building Official, spoke on the overall process of condemnation of a property. All properties are in violation of specific City Codes or Ordinances

- a. 401 S Main Street – Bonding on 401 S Main St. and 405 S Main St. is \$289,000 jointly. Staff recommends approval of the Resolution.
- b. 405 S Main Street – Staff recommends approval of the Resolution. Ed Robinson, Robinson Law Firm, representing the Gumbles, spoke on their behalf. Discussion was had regarding the structures. Mitch Gumble commented on the structures.
- c. 806 N Plum Street – Bonding on 806 N Plum St. \$185,000; back taxes are \$8,275.90. Staff recommends approval of the Resolution. Discussion was had regarding the structure.
- d. 22 W 5th Avenue – Bonding on 22 W 5th Avenue is \$310,000 which includes the 4 buildings. Staff recommends approval of the Resolution. Discussion was had regarding the structure.
- e. 211 E 4th Avenue – Bonding on 211 E 4th Ave. is \$216,000; with demolition to be done by the owner. Staff recommends approval of the Resolution. Discussion was had regarding storm water fees.
- f. 2100 N Jackson Street – Bonding on 2100 N Jackson St. is \$178,000. Staff recommends approval of the Resolution. Discussion was had regarding structure.

Russ Roberts, CMC Constructors, commented on the structure and how they were working with Interfaith Housing. Mr. Roberts commented on the code, violations received, and the need for clearer explanation.

- g. 3001 E 4th Avenue – Bonding on 3001 E 4th Ave. is \$90,000 and was recently sold last spring. Staff recommends approval of the Resolution.

Scott Tajchman, owner, commented he purchased the property at the beginning of April, and received notice April 16th. Mr. Tajchman stated he may have a possible buyer for the property. Discussion was had regarding the structure.

- h. 1321 E 4th Avenue – Bonding on 1321 E 4th Ave. is \$65,000 and was recently acquired by a new owner. A building permit has been approved, and some demolition work has been completed for a remodel. The property may come off the list in the near future if work continues. Staff recommends approval of the Resolution.

Rick Friar, R & B Construction, stated he pulled the permit and work is being done; with the goal to be opened by New Year's Eve. He requested a 120 day extension.

- i. 1221 E 4th Avenue – Bonding on 1221 E 4th Ave. is \$50,000; back taxes are \$3,320.78; the property is on the 2026 tax sale. Conversations with the property owner's father have taken place and renovations by owner in should be completed in 60 days. Staff recommends approval of the Resolution.

- j. 411 S Main Street – Bonding on 411 S Main St. is \$160,000; with back taxes of \$3,225.46; the property is on the 2026 tax sale. Staff has spoken with the property owner who is unsure of the future of the building; possibly the City demolishing the building or allowing it to go to tax sale. Staff recommends approval of the Resolution.

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

8. ORDINANCES AND RESOLUTIONS

- a. Consider a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 401 S Main Street.

Councilmember Meggers questioned Mr. Gumble what the timeline would be to make repairs to bring buildings into compliance. Mr. Gumble did not give a definitive answer. Mayor Goss questioned if he was committed to working with staff to move forward with projects in the next 60 days. Mr. Gumble said he was committed to working with staff.

Matt Williams, Community Development Director, was questioned whether the building was zoned for warehouse use. Mr. Williams said he was unsure but if it had been used as a warehouse for 20 years or more it would be grandfathered in.

Councilmember Meggers recommended tabling the discussion on the two structures for 60 days to October 7th to review progress.

Mr. Robinson stated the Gumble's waive notice of the October 7, 2025 meeting.

The matter was tabled until the October 7, 2025 council meeting.

- b. Consider a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 405 S Main Street

The matter was tabled until the October 7, 2025 council meeting.

- c. Consider a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 806 N Plum Street.

Motion by Councilmember Richardson, second by Councilmember Meggers to approve a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 806 N Plum Street; and authorize the Mayor to sign. The motion passed unanimously.

- d. Consider a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 22 W 5th Avenue.

Motion by Councilmember Fast, second by Councilmember Richardson to approve a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 22 W 5th Avenue; and authorize the Mayor to sign. The motion passed unanimously.

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- e. Consider a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 211 E 4th Avenue.

Motion by Councilmember Fast, second by Councilmember Meggers to approve a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 211 E 4th Avenue; and authorize the Mayor to sign. The motion passed unanimously.

- f. Consider a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 2100 N Jackson Street.

Mayor Goss questioned Mr. Roberts about repairs in the next 60 days. Mr. Roberts stated it should be completed in the next 60 days with a remodel permit.

The matter was tabled until the October 7, 2025 council meeting.

- g. Consider a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 3001 E 4th Avenue.

Mayor Goss questioned Mr. Tajchman what he thinks his progress would be in the next 60 days. Mr. Tajchman stated he would board the property up and it will be sold by then.

The matter was tabled until the October 7, 2025 council meeting.

- h. Consider a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 1321 E 4th Avenue.

The resolution was withdrawn.

- i. Consider a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 1221 E 4th Avenue.

The matter was tabled until the October 7, 2025 council meeting.

- j. Consider a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 411 S Main Street.

Motion by Councilmember Meggers, second by Councilmember Richardson to approve a Resolution Condemning an Unsafe and Dangerous Structure within the City of Hutchinson located at 411 S Main Street; and authorize the Mayor to sign. The motion passed unanimously.

- k. Consider an Ordinance Repealing Hutchinson City Code 23-708 regarding truck traffic on Apple Lane; and authorize the Mayor to sign.

Paul Brown, City Attorney, stated this is an obsolete provision in the City Code due to the bridge having been replaced; signs have been removed; and it is necessary to repeal this section in the City Code.

Motion by Mayor Goss, second by Councilmember Fast to approve an Ordinance Repealing Hutchinson City Code 23-708 regarding truck traffic on Apple Lane. The motion passed unanimously.

- I. Consider an Ordinance Adopting the Standard Traffic Ordinances for Kansas Cities.

Paul Brown, City Attorney, advised council this is a yearly adoption for changes in the Standard Traffic Ordinances to match state law.

Motion by Councilmember Richardson, second by Mayor Goss to approve an Ordinance regulating traffic within the corporate limits of the City of Hutchinson, Kansas; incorporating by reference the Standard Traffic Ordinance for Kansas Cities, 52nd Edition, with certain omissions and changes, and providing certain penalties; and authorize the Mayor to sign. The motion passed unanimously.

- m. Consider an Ordinance Adopting the Uniform Public Offense Code for Kansas Cities.

Paul Brown, City Attorney, stated that these are also yearly changes to the Uniform Public Offense Code to match state law.

Motion by Councilmember Fast, second by Councilmember Richardson to approve an Ordinance regulating public offenses within the corporate limits of the City of Hutchinson, Kansas; incorporating by reference the Uniform Public Offense Code for Kansas Cities, 41st Edition; and authorize the Mayor to sign. The motion passed unanimously.

9. New Business

- a. Update on 2100 S Bonebrake St.

Jason Lady, Building Official, stated staff recommends council approve a demolition permit for the city should the property owner be unable or unwilling to complete the demolition. He said there has been no visible progress on the building, and it remains in substantially the same condition as before.

Matt Williams, Director of Community Development, gave an update on the Landmarks Commission meeting regarding this property where they denied the request.

Mayor Goss questioned Mrs. Gress and Mr. Friar about the intent to move forward with the demolition. Mr. Friar spoke of the initial meeting with the Landmarks Commission and results of that meeting. Demolition will begin after approval of the demolition permit. Discussion was had regarding the possibility of renovating the building.

Motion by Councilmember Fast, second by Councilmember Meggers to approve a demolition permit for the city for 2100 S Bonebrake St. The motion passed with Councilmembers Richardson, Garza, Fast and Meggers voting in favor; Mayor Goss voted against.

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- b. Consider an Agreement with the Secretary of Transportation, Kansas Department of Transportation, for funding of maintenance for State Highways.

Cecil Weible, Public Works Director, explained the grant is for construction on K-61 from Avenue A to Avenue G southbound to complete a project.

Motion by Councilmember Richardson, second by Councilmember Meggers to **approve** an Agreement with the Secretary of Transportation, Kansas Department of Transportation, for funding of maintenance for State Highways; and authorize the Mayor to sign. The motion passed unanimously.

- c. Memorial Hall RFP

Paul Brown, City Attorney, explained the two Request for Proposals received; how the RFPs did not meet many of the requirements; and the reasons for denial of the RFPs.

Discussion was had regarding Memorial Hall and potential ideas.

- d. Consider acceptance and approval of final plat for Plum Creek Replat.

Matt Williams, Community Development Director, spoke on the replat of Plum Creek and the changes requested. Discussion was had regarding the request.

Jim Strawn, developer of Plum Creek, spoke on the RHID and its use; and regarding the sidewalks.

Motion by Mayor Goss, second by Councilmember Fast to approve the final plat for Plum Creek Replat with modification for the sidewalks on both sides of the original plat. The motion failed with Councilmembers Richardson, Garza and Meggers voting against the motion; Councilmember Fast and Mayor Goss voting in favor.

Motion by Councilmember Richardson, second by Councilmember Meggers to accept and approve the final replat for Plum Creek Replat. The motion passed with Councilmembers Richardson, Garza and Meggers voting in favor the motion; and Councilmember Fast and Mayor Goss voting against.

- e. Sales tax discussion

Enrico Villegas, City Manager, gave a recommendation for putting the sales tax on the spring ballot. Councilmember Meggers agreed with the recommendation.

- f. Crime Stoppers discussion.

Jackie Ashcroft, Chairperson of Reno County Crimestoppers, spoke on the increased presence of vagrants and loitering in the parks. A grant has been written through the Hutchinson Community Foundation for signage with a phone number and QR code for reporting any issues. Ms. Ashcroft asked for approval to place the signs on city property and for assistance with installation. Mayor Goss stated that the city would be willing to assist any way it can.

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- g. Consider approval of Memorandum of Understanding between Growth, Inc. and the City of Hutchinson; and authorize the Mayor to sign.

Debra Teufel with the Hutch Chamber and President of Growth, Inc. spoke on the request is for utility work design on the K-96 site purchased using grant funds.

Motion by Councilmember Fast, second by Mayor Goss to **approve** a Memorandum of Understanding between Growth, Inc. and the City of Hutchinson; and authorize the Mayor to sign. The motion passed unanimously.

10. Report of City Officials

a. Council

- Councilmember Richardson commended the Fire Department on their school supply drive. He also commented on the new signage at the Sports Arena. Mr. Richardson spoke about individuals going door to door, and advised the community if you don't feel comfortable, do not be afraid to ask for their peddler's license even if they say they are not selling anything. It puts them on notice that they should be getting a peddler's license no matter what.
- Councilmember Garza commented on the difficulty of making decisions and voting.
- Councilmember Fast shared the Woodie Seat Freeway is still progressing and there was a scraper and laser getting it to grade. He commented on zoning and using commercial buildings for storage, specifically downtown; believes it should be looked into; and that it is a concern for him. Mr. Fast stated the homelessness issue, especially in Avenue A Park still is an issue, and a very complicated problem everywhere. We need to keep trying to find a solution. He shared that he appreciates all the work the staff does.
- Councilmember Meggers shared the Silver Crown races had a great crowd and it's a great event for the community. He stated he has heard from others in the Farmington Park area regarding speed issues and would like to have it reviewed.
- Mayor Goss thanked everyone for their time today. She shared the Sports Arena seats are finished; look very good; and function as predicted. Mayor Goss believes we are on the right path with work done tonight.

b. City Manager

Cecil Weible, Public Works Director, spoke on the letters from Tech sent to the City regarding the traffic signal removal. He shared he met with Tech staff and explained the rationale of the removal; and they now understand. A & Main is a better route with detection for pedestrians by camera.

11. Adjournment

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

Upcoming Meetings

August 19, 2025	5:30 p.m.	City Council meeting
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