

The Hoyt City Council met in regular session on November 19, 2025.

Present were Mayor Robert Bell and council members Leonard Allen, Debbie Dreasher, Rebecca McClane, Larry Valdez and Joe Romans. Also present were Tori and Brian Mattwaoshshe, John Coleman, Lee Ryherd with SMH Consultants, Matt Desutsch, city attorney Tom Barnes and Chief of Police Adam Schafer.

Mayor Robert Bell called the meeting to order at 7:00 p.m.

Council was previously provided minutes from the October 15, 2025 regular meeting. Joe Romans made a motion to approve the minutes from the October 15, 2025 meeting. Leonard Allen seconded, motion carried.

Council was previously provided minutes from the October 28, 2025 special meeting. Joe Romans made a motion to approve the minutes from the October 28, 2025 special meeting. Larry Valdez seconded, motion carried.

Council was previously provided minutes from the October 30, 2025 special meeting. Joe Romans made a motion to approve the minutes from the October 30, 2025 special meeting. Leonard Allen seconded, motion carried.

Toni and Brian Mattwaoshshe appeared before the council to discuss a shop they are wanting to build west of their home at 309 Annetta Ave. They are looking to purchase the lot between 309 Annetta and the city building and would like to add the shop on that property. They are asking if the city would consider selling a sliver of their property on the east side of the city building to accommodate the size of the shop they would like to build. Debbie Dreasher asked if they would first discuss this project with the city's building inspector to see what setbacks were required and boundary lines for the shop. Once this is determined, council can make a decision on whether or not to sell any of their property.

John Coleman appeared before the council to discuss and get council's thoughts on building an independent living facility in Hoyt. The lot he recently purchased on Eighth Street with this project in mind is zoned residential and he would like to rezone to R3 multi family. Council also asked him to reach out to Paul Crawford to determine whether rezoning would be necessary and what the setbacks, boundary lines, etc would be for the project.

Lee Ryhard with SMH Consultants discussed with the council the ongoing sidewalk project. Ryhard is needing to get solid direction on where to go with the project so they can put together a base bid. He needs direction on what segments would be included on the base bid and what segments to include as an alternate bid. He shared the public feedback from the first public

information meeting. It was noted the sidewalk on the west side of Fifth Street to the park was not included in the original grant application, so if the council would like to add that, it would not be covered by grant funds. The original application does include placing a sidewalk on the east side of Highland from the school to the park. The engineer will revisit with Garrett Nordstrom on the grant process and what they council can change with the project at this point.

Matt Desutch city accountant presented the monthly financial summary. Deutsch also presented the council with a budget amendment for 2025 to amend the solid waste and general fund. Debbie Dreasher made a motion to approve the proposed amended budget to amend the 2025 general fund and solid waste fund. Joe Romans seconded, motion carried.

Deutsch did confirm the sewer loan can be paid off this year. Deutsch also recommend looking at replenishing the capital improvement fund once the sidewalk project is complete. He also noted the municipal equipment reserve fund (MERF) and capital improvement reserve funds (CIRF) are funded by unspent general funds so keep in that in mind for future budget years. Council was hopeful the big item projects will slow down and they can look at building up the reserve funds in the near future. Romans discussed with Deutsch funds for street repair projects. Also, the council noted they are holding off until January 2026 to purchase the police car.

In public concerns, Rebecca McClane noted she a concern had been reported to her regarding the unkept look of the landscaping around the community building. This person felt it should be removed entirely due to the overgrown brush and nearly dead trees. Council discussed options.

In old business, Debbie Dreasher reported needing to revisit the fire hydrant replacement plan in 2026. Both the city and fire board were holding off at this time due to the high cost. They will need to look at reprioritize in 2026 getting the hydrants replaced as previously discussed.

Joe Romans had put together a list of stop signs that needed replaced. The clerk will get these signs ordered in January.

Joe Romans presented a letter received from Wes Moore at KDOT regarding ownership authority over any frontage of Elm Creek Beef on Fourth Street. Mr. Moore was unable to locate any deeds showing KDOT ownership of any property in the City of Hoyt. It his belief KDOT had a prior city connecting link agreement with the City and was no longer needed when US-75 was reconstructed. He believes ownership would be documented by a street plat rather than a property deed. City attorney Tom Barnes will visit the courthouse to review such city street plat, if available. Mr. Barnes believes it will be necessary to have survey done to determine where property ownership lies between Elm Creek Beef and the city.

The city clerk asked for clarification on where to send the invoice for demolition for 104 Highland Avenue. City attorney said we are required to send to the address listed with county for the property, however we could try to serve the document via personal service as well.

Larry Valdez presented the Mayer Specialty Services renewal contract for 2026-2028. Joe Romans made a motion to renew the contract with Mayer Specialty Services effective January 2026-December 2028 for sewer line cleaning. Leonard Allen seconded, motion carried.

Mayor Bell provided a monthly report.

Chief of Police Adam Schafer reported conflicting maps on city boundary lines. The county maps do seem to agree with the map prepared by Bartlett and West that is on display in the city building. The city attorney suggested we reach out to BWE to get an updated metes and bounds description. Once we have that, we can send that to the county certifying our city limits. We can then determine what property to include for the possible annexation of school property that was purchased outside of city limits.

Chief Schafer asked for guidance on how to proceed with the notice to an individual to abate the premises (garage) at 104 Highland. Mr. Barnes reported he is scheduled to appear in court in December and further action can be taken at that time.

Chief Schafer reported he had recently been sent a picture of broken park equipment. The picture shows only a broken spring and the remaining part of the park equipment is missing. Council asked to notify Kenny Bryan so that he can cover and block off the broken spring. Schafer also reported he had notified KHP (and they were in agreement) on holding on purchasing the car until January 2026. Schafer noted it does not look like Circleville will be purchasing the old car. As such, they will need to look at alternative avenues on selling the old car. It was noted the new car will need to be fully outfitted.

Chief Schafer noted the police office needs a new printer. Joe Romans made a motion to approve the PD purchasing a new printer at a cost not to exceed \$1,100. Leonard Allen seconded, motion carried.

Schafer noted Eric Williams received permission to take a law enforcement job. As such, Williams was hired and has started training. Schafer reported spending roughly \$300 in equipment costs for him. Schafer also reported the animal control officer finished training and is certified. She is needing some additional equipment and Schafer is working on putting together a list to present to the council. The animal control officer has also asked for a rabies shot. Leonard Allen made motion to approve the cost of a rabies shot for the animal control officer. Joe Romans seconded, motion carried.

Schafer reported Banner Creek vet office is willing to house animals for us, if needed. Schafer is working on getting cost information for boarding, etc.

Dreasher reported in parks that NHS and the girl scouts were willing to help with projects in the park. She will look at replacement options for the broken park equipment.

It was reported a response had not yet been received from the Army regarding the static military display in park.

In streets, Joe Romans reported that Kenny Bryan had relayed he had a good supply of salt and sand. A request to repaint the parking lines in front of 102 E Fourth Street had been approved. It was noted the area on 3<sup>rd</sup> Street was not patched to avoid covering the manhole.

There was nothing to report on water or the community building.

Leonard Allen made a motion to enter executive session for fifteen minutes for attorney client privilege discussion to include the council, mayor, Chief of Police, city clerk and city attorney. Joe Romans seconded, motion carried.

Council exited executive session.

Joe Romans made a motion to pay bills. Debbie Dreasher seconded, motion carried. Joe Romans made a motion to adjourn. Leonard Allen seconded, motion carried.

Meeting adjourned at 9:05 p.m.

Shawna Blackwood  
City Clerk