

The Hoyt City Council met in regular session on July 15, 2026

Present were Mayor Robert Bell and council members Leonard Allen, Debbie Dreasher, Larry, Valdez, Joe Romans and Rebecca McClane. Also present were city attorney Tom Barnes, Melissa Bell, Amy Klotz, Geroge and Clovie Stewart, Matt Deutsch CPA and Chief of Police Adam Schafer.

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

Council was previously provided minutes from the June 17, 2026 regular meeting. Joe Romans made a motion to approve the minutes from the June 17, 2026 regular meeting. Debbie Dreasher seconded, motion carried.

Melissa Bell appeared before the council to discuss waiving sewer charges on their last utility statement that was higher than normal due to filling their pool. Council discussed waiving the amount over their average sewer charge. Leonard Allen made a motion to waive \$33.98 from the June statement for Melissa Bell. Joe Romans seconded, motion carried.

Amy Klotz with Pride of Hoyt discussed the upcoming Pride of Hoyt event. The event will be Saturday August 29, 2026. Klotz asked for use of the park and community building and asked for assistant with trash pickup and portable toilets. Klotz also discussed a donation for the event. Joe Romans made a motion to donate \$2,000 to Pride of Hoyt for the 2026 event held on August 29. Larry Valdez seconded, motion carried. Joe Romans made a motion to approve Pride of Hoyt using the park facilities and community building and providing trash services and portable toilets for the event on August 29, 2026. Larry Valdez seconded, motion carried.

Geroge and Clovie Stewart residing at 502 Annetta Avenue appeared to discuss turning their separate shop into residential living space. City attorney stated this could be done through a conditional use permit. The shop will have a separate address from the home on the property where they currently reside. Attorney asked for them to write a short written request so that he can put together a Resolution for the council to officially act on for the conditional use permit.

Council briefly discussed the request by Jeff Stithem relating to the sidewalk project. Council will discuss this request later in the meeting.

Matt Deutsch, city accountant, appeared to discuss the 2027 budget. Deutsch presented a draft budget for review. Deutsch also discussed with the council the amortization schedule options for the GO bonds and how that will impact the 2027 budget. Council discussed raising the budget amount for insurance and discussed street funds. Council will need to notify the county clerk by July 20th of the intent to exceed the revenue neutral rate and include the proposed hearing notice with the rate. Leonard Allen made a motion to notify the Jackson County Clerk of Hoyt's intent to exceed the revenue neutral rate with a proposed mill levy rate of 45.679. Debbie Dreasher

seconded, motion carried. Deutsch discussed status of the other utility funds. Dreasher asked about donations made to the city and how that process would impact the budget.

Joe Romans made a motion to approve the 20 year term option for the GO bonds for the sidewalk project. Larry Valdez seconded, motion carried.

In old business, Joe Romans reported needing to update the legal descriptions for the proposed annexation of school property as he had the boundaries incorrect previously. City attorney can update the documents with the correct legal descriptions. Romans stated the school board had some questions relating to the possible annexation. One question was relating to a variance for farm animals if in the future they have school projects that may necessitate having farm animals on the property. Consensus of the council was that would not be an issue, they would just need to request a conditional use permit when the time comes. They also asked if the city would waive the tax on the property if it the requested property is annexed into the city. The school should be exempt from paying taxes and would need to submit a request for exemption with the Kansas Board of Tax Appeals if they have not already done so per the city attorney. The question relating to not accepting the request to annex the property into city limits should be referred to counsel for the school district. Romans will relay the answers back to the superintendent for discussion with the school board.

Romans discussed with the police chief the status of the dog run discussed previously. It was noted this has been purchased and is located in the fenced yard by the maintenance building. It was also reported the equipment for the animal control officer has been ordered and delivered.

City clerk discussed the proposal from SMH for construction inspection fees in the amount of \$10,000 for the sidewalk project. It was reported this fee was approved as part of the grant funding but not part of the original design fee proposal. Debbie Dreasher made a motion to approve the \$10,00 fee proposal from SMH Consultants for construction fees for the sidewalk project. Joe Romans seconded, motion carried. Clerk and city attorney discussed the construction contract submitted by Inline Construction for the sidewalk project. City attorney noted he had reviewed the contract and relating documents and approved the document as to form. Debbie Dreasher made a motion to approve the contract documents from Inline Construction relating to the sidewalk project. Joe Romans seconded, motion carried.

City clerk noted only two signed easements of 14 needed have been received on the sidewalk project.

Mayor Bell reported the dog run had been purchased as mentioned earlier and noted he had reviewed the no parking signs around town. Romans said he had reviewed the signs with Chief Schafer and has a list of what is needed. This will be discussed further at a later meeting where Romans will present the list.

Chief Schafer presented the monthly police report. He noted Officer Williams attended taser training and is now certified. Schafer reported Officer Andrews fixed the black Charger and it is now up and running. The silver Charger is parked in the fenced yard at the maintenance building and can be used as parts car as needed. Schafer reported on the July 3 celebration at the park.

Schafer noted they changed the exit routes from the event and that seemed to work well for the most part.

Debbie Dreasher discussed wanting to look into costs for having an electrician put electrical back at the pavilion in the park (formerly 4H Building). After receiving the costs, she would like to discuss with Pride of Hoyt about possibly sharing some of the costs of the install. Also, it was noted the work done by Kennedy Bryan in the park has been outstanding.

There was nothing additional to report on streets. There was nothing to report on sewer or water. Dreasher discussed the rental activity of the community building and needing to review rates at a future meeting.

Leonard Allen made a motion to enter executive session at 8:18 pm for fifteen minutes for attorney client discussion relating to acquisition of title to real estate negotiations to include city attorney and city clerk. Joe Romans seconded, motion carried.

Council exited executive session.

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

Joe Romans made a motion to adjourn. Rebecca McClane seconded, motion carried.

Meeting adjourned at 8:21 p.m.

Shawna Blackwood
City Clerk