

**MINUTES-REGULAR MEETING
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
MONDAY, FEBRUARY 1, 2021**

The Goddard City Council met in a Regular Session at Goddard City Hall on Tuesday, January 19, 2021. Mayor Larkin called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance and the Invocation. Council members present were Larry Zimmerman, Sarah Leland, Brent Traylor and Michael Proctor.

Also present were; Brian Silcott, City Administrator; Teri Laymon, City Clerk; Micah Scoggan, City Planner; Fred Farris, Police Chief; Thatcher Moddie, Assistant to City Administrator; Brooke Brandenburg, Public Works Director; Matt Lawn, Finance Director and Ryan Peck City Attorney.

APPROVAL OF THE AGENDA

MOTION: Councilmember *Traylor* moved to approve the Agenda as presented. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

CITIZEN COMMENTS

None

APPROVAL OF THE CONSENT AGENDA

The following was submitted to the City Council for approval:

Approval of Minutes
Regular Meeting – January 19, 2021
Accounts Payable
January 21, 2021 for \$112,119.58
January 27, 2021 for \$35,494.15

MOTION: Councilmember *Traylor* moved to approve the Consent Agenda as presented. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

UNFIT HABITATION: FINDING OF FACT FROM DECEMBER 7, 2020 PUBLIC HEARING

Micah Scoggan, City Planner stated On March 13, 2020, the City has conducted a preliminary investigation into a property located in the 1500 block of the Seasons subdivision and have determined based on this investigation that the property is unfit for human habitation. On October 19, 2020 the Governing Body signed a resolution for a condemnation hearing for December 7, 2020. On December 7, 2020 the Governing Body decided to extend the grace period for the owner till February 1, 2021 for review of work accomplished inside the property. After an inspection on January 29, 2021, the City of Goddard code officer found the following non-compliance with the City of Goddard code, Chapter 4 Article 7, for the listed property below; The following constitutes a “Blighting Influence” under K. S. A. 12-1750 (d)

- I. Defects increasing the hazards of fire, accident, or other calamities.

II. Sanitary facilities have been disconnected since January 1, 2020

III. Uncleanliness

Micah Scoggan presented a proposed resolution finding that the structure located at lot 46 block of the Seasons Addition in the City of Goddard, Sedgwick County, Kansas, commonly known and referred to as 1529 Summerwood Ct, Goddard, Kansas, is unsafe or dangerous and directing that the structure be removed or repaired and the premises made safe and secure. Scoggins added that if the Resolution is adopted the owner will be given a date and time to have the repairs completed and if the owner fails to commence the repair of the structure within the time stated, the City may move forward in causing the structure to be repaired or removed and the costs may be assessed to the property.

Josh Isler, a volunteer with Pathway Church addressed the City Council and stated that he and other members of the church plan to work with the homeowner on Saturdays to get the property cleaned up and ready to sell. Isler stated he thought the property could be cleaned up within 30 days.

Blair, a representative for Mid First Bank stated that their position at this time is to wait on the Council's lead. Blair state the loan is current.

MOTION: Councilmember *Leland* moved to give the homeowner until March 1, 2021 to complete the cleaning and repair of the property. Councilmember *Traylor* seconded the motion. The motion carried unanimously.

AUTHORIZATION OF 2121-1 GO TEMP NOTES RUSTIC CREEK

Brian Silcott presented a resolution that authorizes the issuance sale, and delivery of General Obligation Temporary Notes Series 2021-01 for development at Rustic Creek.

It also authorizes the Mayor, City staff, financial advisor, and bond counsel to execute the necessary action to complete the delivery and filing of the notes. Specific actions authorized include the following: Transcript certificate, certifying the accuracy & effectiveness of the resolution; Issuer/Agent Agreement, provides the State Treasurer to serve as paying agent and bond register of the notes; Underwriter Agreement, directs the Depository Trust Company to safekeep the notes pending closing on March 18, 2021; Closing Certificate, is required to formally close the issuance of the notes; and the Note Purchase Agreement between the City as Seller and the purchaser..

The bonds will be issued with a principle amount of \$2,107,000 plus interest charges for a term of 3 years with a redemption option after April 1, 2023. Payment of the notes will be made on June 1st & December 1st of each year.

MOTION: Councilmember *Proctor* moved to adopt said resolution. *Leland* seconded the motion. The motion carried unanimously.

Resolution 21-10

RUSTIC CREEK IMPROVEMENTS BID AWARD

Brian Silcott, City Administrator, stated on January 28, 2021 bids were received from five contractors for Rustic Creek Sanitary Sewer improvements with McCullough Excavation being

the best bid. McCullough Excavation bid totaled \$169,020. The next lowest bid totaled \$193,889 and the highest bid was 245,635. All bids were below the engineers estimate. Staff recommends awarding the bid to McCullough Excavation in the amount of \$169,020 for Phase 1 sanitary sewer improvements.

Silcott explained that in accordance with the approved petition, these improvements will be financed through the issuance of temporary notes. The temporary note sale for Rustic Creek Addition, which includes this improvement occurred immediately prior to this agenda item. Upon reaching the maturity date the temporary notes will be converted into special assessments that will be paid by the property owner.

MOTION: Councilmember *Zimmerman* moved to accept the Bid from McCollough Excavation for \$169,020 for Phase 1 Sanitary Sewer Improvements.
Traylor seconded the motion. The motion carried unanimously.

RESOLUTION AUTHORIZING THE REFINANCE OF WATER AND WASTEWATER REVOLVING LOANS

Matt Lawn, Chief Financial Officer stated the governing body and the City's utility customers have expressed a desire to lower debt service fees and monthly utility bills. The wastewater treatment facility (WWTF) debt repayment structure was established at a time when the city was experiencing record residential growth. The structure assumed that the level of growth would continue throughout the life of the loan, and continuously add new customers. The new customers' debt service fees would offset the City's debt service obligations on the facility. The loan payments were scheduled to increase every five years. Because that level of growth was not sustained after 2008, customers have been required to pay higher and higher debt service rates on their monthly utility bills.

Lawn explained the only way to lower the monthly utility bills without restructuring the City's rate structure, is to refinance the debt and extend the repayment period. Currently the loans are expected to mature in 2029 with one more debt service principal payment increase scheduled to occur in 2024. Fortunately, interest rates are still at historical lows, and a refinance at this time will save the City and its utility customers money even with an extended repayment period.

Lawn presented a proposed resolution that selects Stifel, Nicholas & Company, Inc. as underwriter, appoints Gilmore & Bell as bond counsel, authorizes City staff and appointed representatives (Stifel, Nicholas & Company, Inc. and Gilmore & Bell) to issue a refunding of the previously issued revolving loans, and directs the Mayor, staff and City representatives to prepare and distribute the preliminary official statement and other items necessary to complete the refunding. The authorized principal amount of refunding is \$6,096,638.82. The Wastewater (2008) issuance amount is \$3,970,742.21. The Water Supply (2014) issuance amount is \$1,935,896.61. The 2010 issuance amount is \$190,000. The total amount principal and interest being issued is \$1,605,000.

The amount to be refunded totals \$6,050,000. The City will see a savings of between 1.13% - 3.575% (\$75,661.06 - \$211,135.28) gross savings based upon an interest rate between 2.0% and 3.0% on the outstanding issuances (Wastewater revolving loan, water supply revolving loan, and 2010 G.O. Bond); the true interest cost (all fees & associated issuance costs) is estimated at 1.5%. Best practices dictate a favorable rate of return to be at least 2-3% off the original issuance.

MOTION: Councilmember *Proctor* moved to adopt the resolution as presented.
Traylor seconded the motion. The motion carried unanimously.

Resolution 21-11

LIBRARY OPERATIONS FUNDING DISTRIBUTION

Matt Lawn explained that in the beginning in 2019, the City Council agreed to subsidize the Goddard Library's operations with a \$25,000 annual funding allotment. Initially the City provided this funding by paying invoices for goods and services that were forwarded from library staff. In 2020, the library requested that the funding be provided in the form of an annual distribution instead, and the City Council agreed.

The City Council has previously approved the allocation of \$25,000 to the library for its regular operations. The allocation has been approved as part of the City's 2021 General Fund operating budget.

The allocation of \$25,000 will be made from the General Fund, Library Operations cost center, Payment to the Library line item. (10-351-9950)

The General Fund currently has a cash balance of \$2,228,764.64 which includes the first ad valorem (property tax) tax distribution of the year. It is recommended that the Council make the annual distribution to the library only after receiving this initial distribution of property tax.

MOTION: Councilmember ***Leland*** moved to authorize the allocation of \$25,000 to the Goddard Municipal Library as presented. ***Proctor*** seconded the motion. The motion carried unanimously.

2020 ANNUAL YEAR-END REPORTS

Brian Silcott reviewed the Administration Vision Statement, Mission Statement and Values adopted by City Staff and reviewed the Goddard's Strategic cycle.

Teri Laymon, City Clerk reviewed the 2020 Administration Operations Report.

Fred Farris, Police Chief reviewed the 2020 Police Department Report.

April Hernandez, Library Director reviewed the 2020 Library Report

Brooke Brandenburg, Public Works Director reviewed the Year-End Public Works Report.

Micah Scoggan, City Planner presented the City Planning and Code Enforcement Report

Matt Lawn, Finance Director, presented the Year-End Financial Report

CITY ADMINISTRATOR'S REPORT

Brian Silcott reviewed the City Administrator's report dated February 1, 2021.

GOVERNING BODY COMMENTS

Councilmember Zimmerman: Commended the Public Works Department for good job of keeping the ice off the roadways.

Councilmember Leland thanked Micah Scoggan for reaching out to Pathway Church regarding the condemnation case.

Councilmember Proctor thanked Pathway Church for the intervention with the Condemnation case.

Mayor Larkin thanked Matt Lawn for working on the refinancing of the revolving loans to lower the water and sewer rates in the City.

Mayor Larkin thanked Brooke Brandenburg for his prompt follow-up on the sewer back up.

EXECUTIVE SESSION

MOTION: Councilmember *Leland* moved to recess into executive session for consultation with an attorney on matters that would be deemed privileged in attorney-client relationship, K.S.A. 75-4319(b)(2). The City Council will reconvene the open meeting in the City Council Chamber at 9:15 p.m. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

The City Council recessed into executive session at 8:45 p.m. and reconvened at 9:15 p.m. Mayor Larkin announced there was no binding action taken in executive session.

ADJOURNMENT

MOTION: Councilmember *Traylor* moved to adjourn the regular meeting. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

Meeting adjourned at 9:15 pm.
Teri Laymon, City Clerk