

**MINUTES-REGULAR MEETING
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
MONDAY, MARCH 2, 2020**

The Goddard City Council met in a Regular Session at Goddard City Hall on Monday March 2, 2020. Mayor Blubaugh called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance and the Invocation. Council members present were Hunter Larkin, 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, Administrative Fellow; Matt Lawn, City Treasurer; Harlan Foraker, City Engineer; Ryan Peck, City Attorney; and Kevin Cowan, Bond Counsel.

APPROVAL OF THE AGENDA

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

CITIZEN COMMENTS

Janine Eilert, Treasurer for the Local Girl Scouts Club, stated that the Girl Scouts placed a library loan box at the Maple Village Mobile Home Park and said the box had been vandalized. Eilert reported that she and her husband repaired the box but wanted the City Council to know that there have been problems with that location.

Janine Eilert, President of the Goddard Woman's Club announced a Student Art Show sponsored by the Goddard Woman's Club, Goddard Chamber of Commerce and Dove Estates on Tuesday, April 7 from 4 p.m. to p.m. at Dove Estates Lobby, 1400 South 183rd Street West.

APPOINTMENTS, PROCLAMATIONS, RECOGNITIONS AND NOMINATIONS

Micah Scoggan, City Planner explained that as the City grows and expands opportunities arise to offer the next generation of professionals an opportunity to experience the rigors and joys of working in the Public Sector.

The City recruits the young professionals that are about to transition into a career by offering an opportunity for them to work as an intern for the City to expose them to the day to day work and challenges that could arise in their own profession.

These internships provide a mutually beneficial experience as it allows the intern to bolster their resume as well as capture necessary credits for graduating from their college program.

The City in turn benefits from the infusion of new ideas as well as technical skills that can be leveraged towards projects that are in the pipeline for completion.

This year the City has selected Justin Lloyd as just such an intern. Justin is completing his bachelor's degree in Geo-computing from Brigham Young University and this internship will

give him the necessary credits to complete this degree. He has an exceptional technical skill set that he brings with him and he will be working from February – June and will be working under Micah Scoggan (City Planner) on various commercial and residential projects.

APPROVAL OF THE CONSENT AGENDA

The following was submitted to the City Council for approval:

- Approval of Minutes
 - Regular Meeting of February 18, 2020
- Accounts Payable
 - February 21, 2020 for \$54,805.56

MOTION: Councilmember *Zimmerman* moved to approve the consent agenda as amended. Councilmember *Larkin* seconded the motion. The motion carried unanimously.

CONSIDER A PETITION FOR THE CREATION OF COMMUNITY IMPROVEMENT DISTRICT

Brian Silcott stated the owners of Tanganyika Wildlife Park have presented the City with a petition for the creation the Tanganyika Wildlife Park Community Improvement District (CID). The location of the district is legally described as Lot 1, Block 1, Tanganyika Wildlife Park Addition. A map of the district is contained in the petition as *Exhibit A*. The district is limited to the Tanganyika Wildlife Park (TWP) grounds proper.

The petition requests the levying of a 2.00% sales tax limited solely to the confines of the district. The tax is essentially a self-imposed sales tax on TWP which would finance park improvements. The proposed project to be constructed within the District includes but is not limited to: construction, acquisition, furnishing and equipping of a Splash Park, event facilities, enlarged playground, Safari Park, Education building, Children’s zoo, new lion facility, enlarged gift shop, expanded parking; utilities; landscaping; lighting; signage; marketing, advertising and promotion; cleaning, maintenance, and upkeep of the property; art, sculptures and other cultural amenities; security personnel and facilities; water management and drainage related items; professional services; eligible financing costs; additional soft costs of the Project; and the City’s administrative and permit costs and fees in establishing, permitting and maintaining the CID.

The proposed park expansion will cost an estimated \$8,300,000 with approximately \$1,650,000 financed through the CID’s 2% revenue. The CID financed portion of the project will generate an approximate assessed valuation of \$412,500 and \$13,750 in City property taxes, \$29,920 to the USD 265, and \$20,330 to the state of Kansas for a total CID improvement tax revenue of \$64,000. \$69,145.23 is estimated City property tax revenue to be generated at the City’s current mill levy of 33.323. No special assessments are being requested and project financing is 100% “pay go.”

Silcott recommended the City Council: Accept the Petition for the creation of the Tanganyika Wildlife Park Community Development District.

MOTION: Councilmember *Larkin* moved to accept the petition for the creation of Community Improvement District. The motion was seconded by Councilmember *Leland*. The motion passed unanimously.

CONSIDER A RESOLUTION CALLING FOR A PUBLIC HEARING N THE ADVISABILITY OF CREATING THE TANGANYIKA WILDLIFE PARK COMMUNITY IMPROVEMENT DISTRICT

Brian Silcott stated the petition for the creation of the Tanganyika Wildlife Park Community Improvement District (CID) was presented and approved by the City Council.

The CID statute (K.S.A. 12-6a26 *et seq.*) authorizes the creation of a CID to finance allowed uses stipulated by the statute. The proposed \$8,300,000 project would utilize \$1,650,000 through a 22-year, 2% sales tax within the CID. The resolution calls for a Public Hearing on Monday, March 23, 2020 at 7:00 PM in the City Council Chambers.

There is a small publication cost to public the notice of public hearing once a week for two consecutive weeks. Publication Dates will be March 5, 2020 and March 12, 2020. The cost of the certified mail notification is required to be mailed to all property owners within the proposed CID at least ten days prior to the hearing, with a mail date of no later than March 13, 2020. The petitioner is the sole property owner within the CID.

Approved as to form. The resolution gives notice of a public hearing on the advisability of creating the Tanganyika CID, the intention to levy such community improvement district sales tax and the financing of CID projects, and publish notice of the hearing by publication at least once a week for two consecutive weeks in the official City newspaper and by certified mail to all property owners within the proposed CID, the second of such publications to be at least seven days prior to the hearing and such certified mailing to be at least ten days prior to such hearing;

It is recommended the City Council: Adopt the proposed resolution calling and providing for the giving of notice of a public hearing on the advisability of creating a community improvements district in the City of Goddard, Kansas and undertaking and financing of certain community improvement district projects therein; and providing for the giving of notice of said hearing.

Thereupon, Brian Silcott presented a proposed resolution providing for the giving of notice of aid hearing.

MOTION: Councilmember *Leland* moved to adopt the resolution giving notice of a public hearing on the advisability of creating the Tanganyika CID. The motion was seconded by Councilmember *Proctor*. The motion passed unanimously.

RECEIVE AND FILE AN UPDATE FROM THE CHAMBER OF COMMERCE

Angie Duntz, President and CEO of the Goddard Chamber of Commerce presented an update on the Chamber of commerce. Duntz reviewed their mission and vision along with their achievements and accomplishments.

AUTHORIZE THE 2020 FLEET PURCHASE FOR PUBLIC WORKS

Brooke Brandenburg, Public Works Director stated the City's Public Works department currently has six pickups. Four of the trucks are over ten years old and the other two are 2013

and 2017 model years. Many of the pickups have severe body rust and some are experiencing mechanical issues. They are used on daily basis for all types of projects and work.

Brandenburg explained that Public Works would like to start a vehicle replacement program where all pickups are replaced on a 7-year schedule. In order to do so we are requesting the purchase of new fully outfitted pickups to begin the process. The purchase of 2 pickups in 2020 and 1 additional new pickup in 2022 and 2023, then skip 2024 and purchase another in 2025.

The purchase of new pickups allows public works to begin updating our aging fleet and provides a good starting point for a scheduled pickup replacement program. We are requesting to purchase two (2) 2020 Dodge Ram 3500 4-wheel drive pickups that include a full light package, snowplow and salt-sand spreader. The additional spreaders give us some redundancy in our winter weather road prep process. Currently the only spreader the City has is the unit used in the 1997 International dump truck, if it has a mechanical breakdown, there is no backup and are unable to properly treat roadways for ice.

Below is a list of costs that would be associated with the purchase and outfitting each vehicle:

- 2020 vehicle purchase from Davis-Moore - \$39,060.00
- Western Pro Plus 9' Snowplow - \$6,319.00
- Western Striker 8' spreader - \$6,055.00
- Light bar w/controller with front & rear strobes - \$3,002.60

The total cost of replacement is \$54,436.60 per pickup.

The proposed cost of two (2) pickups is \$108,873.20 and will be allocated to the Equipment Reserve Fund.

Brandenburg recommended the City Council approve the purchase of two (2) fully outfitted 2020 Dodge Ram 3500 pickups.

MOTION: Councilmember *Larkin* moved to approve the purchase of two pickups for a total of \$108,873.20 and to be allocated as presented. The motion was seconded by Councilmember *Traylor*. The motion passed unanimously.

CONSIDER A REQUEST FOR ASSISTANCE WITH ROAD AND STORMWATER IMPROVEMENTS FOR RUSTIC CREEK ADDITION.

Brian Silcott stated that Thursday, mid-afternoon, on February 27th the Mayor emailed the City Administrator requesting this item be placed on the agenda for March 2, 2020. Staff's calendar had previously slotted this item for March 16th. The City Administrator and City Planner met with the developer on September 5, 2019 at City Hall for the preliminary discussion regarding the possibility of developing the land requesting the assistance. At that time City staff discussed the history of the land and stormwater issues to the west. It was also noted that the property had a blanket drainage easement on the property, which should be on the title work for the property. Staff also stated that any activity or cost share on the part of the City requires City Council approval and would also incorporate adoption of a development agreement.

The developer is requesting the City participate in the following cost estimate for Rustic Creek for a total cost of \$193,916.23

- Modifications required to onsite SWS System \$38,010.00
- Cost of Detention Improvements \$92,858.33

- Cost of Roundabout Pavement \$18,298.00
- 30% project costs at 30% \$44,749.90

Silcott explained that staff has not assessed the impact of this request pending stormwater cost validation. Staff recommends incorporation of a development agreement with City participation identified by improvements with a not to exceed dollar amount.

Mayor Blubaugh stated that this land is undeveloped because of the drainage issue on the property and the project would provide for another access road to the Autumn Blaze Addition. Blubaugh stated that because of these facts he did previously indicate to the developer that the City might be able to help with the drainage costs.

Councilmember Larkin wanted to make it clear that normally the City would not participate in cost sharing, however, due to the fact that this particular property is a unique situation and was incumbered with a drainage problem, the City Council will take it under consideration.

Councilmember Larkin also stated he is not in favor of subsidizing the round-a-bout as it is not part of the drainage problem.

Councilmember Zimmerman expressed his concern for the amount of time it would take for the property tax revenue to recuperate the roughly \$194,000.

MOTION: Councilmember *Leland* moved to draft a development agreement with City participation identified by improvements with a not to exceed dollar amount. The motion was seconded by Councilmember *Proctor*. The motion passed unanimously.

CITY ADMINISTRATOR'S REPORT

Honorable Mayor and City Council
From: Brian W. Silcott, City Administrator
Cc: Department Directors & Staff
Re: City Administrator Report for the week of March 2, 2020
Date: March 2, 2020

Below is a brief update on City operations, projects, and future agenda items for the City.

Design Review Committee: The Planning Commission will conduct a Public Hearing to consider the recommendation to dissolve the never used Design Review Committee. The dissolution of this committee, which consists of Planning Commissioners, is more administrative housekeeping and streamlining of government services. The Planning Commission also performs this function, which is why the committee has never historically been utilized. The Planning Commission Public Hearing is scheduled for Monday, March 9th at 7 p.m. Should a recommendation be forwarded to the City Council, this zoning code text amendment will be considered at the March 16th regular City Council meeting.

SE Growth Corridor Lift Station: This item was planned for presentation, however the developer for Arbor Creek is out of town and the development agreement is currently in final review form. The form of the development agreement is consistent with previous agreements used for Elk Ridge Addition and incorporates a cost participation of \$110,000 for Phase I with the additional allocation of equity fees to future development accessing the lift station. The lift station should be able to serve approximately

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2,000 homes. This item will be presented at the March 16th City Council meeting along with the lift station bid award and amended petitions.

2020 GPD Fleet Purchase: Staff will present the 2020 Goddard Police Department fleet purchase at the March 16th regular City Council meeting.

Tanganyika Wildlife Park Tap Fee Waiver Request: Staff will present a request from Tanganyika Wildlife life Park for the waiver of splash pad tap fees.

Respectfully Submitted,
Brian W. Silcott, City Administrator

GOVERNING BODY COMMENTS

Councilmember Larkin wanted it to be known that the City Council is considering sharing some costs for a lift station to the east of town that would service Arbor Creek and other future developments to the east of town.

Councilmember Zimmerman reminded the City Council that issues of concern should be directed to the City Administrator. It is then the City Administrator's duty to bring the issues to the City Council for consideration. We cannot have members of the Governing Body individually promising things to developers that do not come before the City Council for a vote. Zimmerman explained that we as City Council members are just normal citizens when we walk out of a Council room and our authority stays on the bench.

City Administrator, Brian Silcott added that if City Council members do have questions or concerns to please come to him. Silcott stated that his primary function is to serve the Mayor and City Council and as the organization grows, it is important to allow staff to facilitate and collaborate with the Governing Body and the Public for bringing ideas to the City. The Governing Body then sets the objective and timeline and direction to staff to move forward.

Police Chief Fred Farris stated that he has wanted to say something for couple of meetings. Farris continued by saying that the City Administrator has taken some abuse from some people sitting in the audience in the last couple of meetings and said that he speaks for other department heads in that we have an incredible amount of trust in him and his leadership style and the Governing Body needs to trust him as well. Farris stated that some of the great things that are happening with the growth of the City is because Brian lets the department heads due their jobs. Farris expressed that the key to the leader's job is not to be blind cited. Farris said he has made it clear to his staff that the last thing he wants is to come into the office in the morning and hear that something bad happened and the City Council is calling to find out what is going on. Farris added that when something happens, department heads keeps Brian informed and Brian in turn keeps the Governing Body informed. Farris stated that without a proper chain of command it is difficult to manage the department.

EXECUTIVE SESSION

MOTION: Councilmember *Larkin* moved to recess into executive session to discuss a performance matter involving a city employee pursuant to the non-elected personnel matters exception, K.S.A. 75-4319(b)(1) for 10 minutes to

include the City Administrator. The City Council will reconvene the open meeting in the City Council Chambers at 8:50 p.m. The motion was seconded by Councilmember ***Leland***. The motion carried unanimously.

The City Council recessed into executive session at 8:35 p.m. and reconvened at 8:50 p.m. Mayor Blubaugh announced there was no binding action taken in executive session.

ADJOURNMENT

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

Meeting adjourned at 8:51 pm.
Teri Laymon, City Clerk