

**MINUTES-REGULAR MEETING
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
MONDAY, MAY 3, 2021**

The Goddard City Council met in a Regular Session at Goddard City Hall on Monday, May 3, 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; Matt Lawn, Finance Director; Brooke Brandenburg, Public Works Director; Micah Scoggan, City Planner; Fred Farris, Police Chief; Thatcher Moddie, Assistant to City Manager; Harlan Foraker, City Engineer and Ryan Peck, City Attorney.

APPROVAL OF THE AGENDA

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

CITIZEN COMMENTS

None

RECOGNITION OF PW TEAM MEMBER ON WASTEWATER CERTIFICATE

Public Works Director recognized Nick Ball for his completion and passing of his test for the Wastewater Level II Certification.

CONSENT AGENDA

The following was submitted to the City Council for approval:

1. Approval of Minutes
 - a. Regular Meeting – April 19, 2021
2. Accounts Payable
 - a. April 21, 2021 for \$166,542.92
 - b. April 28, 2021 for \$114,187.55

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

RUSTIC CREEK PHASE 1 BID AWARD

MOTION: Councilmember *Traylor* moved to approve Pearson Construction bid for paving at \$463,467.50. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

MOTION: Councilmember *Proctor* moved approve the bid from Pearson Construction for Grading at \$279,975. Councilmember *Leland* seconded the motion. The motion carried unanimously.

MOTION: Councilmember *Leland* moved approve the bid from McCullough for Sewer at \$335,400. Councilmember *Taylor* seconded the motion. The motion carried unanimously.

MOTION: Councilmember *Zimmerman* moved to approve the bid from McCullough for Water improvements for \$181,200. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

CONSIDER IT SERVER REPLACEMENT

Matt Lawn, Financial Director, presented a proposed replacement Server. The proposed replacement is a Lenova ThinkSystem SR635 1U Rack Server. Lawn explained that the server was included in the technology replacement schedule developed by City Staff and IT service provider, Gilmore Solutions. The total cost of hardware, license and installation is \$18,977.20. Staff recommended allocating the expenditure to outlay line item 10-110-8530.

MOTION: Councilmember *Traylor* moved approve the purchase of the replacement server for \$18,977.2. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

UTILITY RATE ORDINANCE REVIEW AND DISCUSSION

Matt Lawn explained that earlier this month, the City refinanced its debt obligations thru the KDHE Revolving Loan program. The debt included the construction of a 16” water supply line and the Wastewater Treatment Facility (WWTF). The purpose of the refinancing was to lower the annual debt service obligations on the WWTF portion of the debt and thus reduce the monthly debt service fee charged to our utility customers. Currently the monthly debt service fee is \$12.44 for water customers and \$27.95 for sewer customers.

The refinance has extended the payoff period for the WWTF debt until 2034. Due to the longer repayment period, and growth in customers since the last sewer rate ordinance was established, staff recommends lowering the monthly sewer debt service fee from \$27.95 per month to \$15.48 per month. This is a savings of \$12.47 per month (\$149.61 annually) for each customer.

Debt Service Fee - Sewer Utility (Wastewater)

Customers	Current Debt Service Fee	Current Annual Revenue Generation	Prior Annual Debt Service Obligation
1830	\$27.95	\$613,782	\$536,000

Customers	Proposed Debt Service Fee	Proposed Annual Revenue Generation	New Debt Service Obligation
1830	\$15.48	\$339,941	\$340,000

The refinance maintains the same repayment period for the water debt, so there is no cost savings from a longer repayment period. However, the utility has grown since the last water rate ordinance was approved, so there is a small monthly savings opportunity due to the larger customer count. Staff recommends lowering the monthly water debt service fee from \$12.44 to \$10.88. A monthly savings of \$1.56 per month, \$18.75 annually.

Debt Service Fee - Water Utility

Customers	Current Debt Service Fee	Current Annual Revenue Generation	Prior Annual Debt Service Obligation
1900	\$12.44	\$283,632	\$248,000

Customers	Proposed Debt Service Fee	Proposed Annual Revenue Generation	New Debt Service Obligation
1900	\$10.88	\$248,064	\$248,000

The proposed debt service fees changes would reduce monthly water and sewer bills by a total of \$14.03 per month, and \$168.36 annually.

Lawn recommended the City Council discuss and comment on the proposed debt service fee changes, and direct staff to present new water and sewer rate ordinances at the May 17, 2021 regular meeting.

It was the consensus of the Governing body to direct staff to prepare an Ordinance effective in June for July billing.

UNFIT HABITATION 101 NORTH CEDAR UPDATE AND DISCUSSION

Micah Scoggan, City Planner and Code Enforcement Officer provided background procedures and actions that have been taken on the subject property.

Scoggan added that a resolution was signed (21-04) to schedule a public hearing for March 15, 2021. On that date, Mr. Kimple (property owner) revealed he was going to sign over the property to a Mr. Jason Griswold. Mr. Griswold would help bring the property up to date with finances provided by Mr. Kimple. A recent conversation with Mr Griswold has revealed Mr. Kimple does not intend to pay for the rehabilitation of the property and Mr Griswold has backed out of the deal finding it unfavorable. A recent review of the property records showed there has been no transfer of ownership and it still is under the ownership of Mr. Kimple. On April 29th the Code Enforcement officer and a Sedgwick County Building Inspector did another review of the property to assess requirements for code compliance from a building perspective. This review led the Sedgwick County Building Inspector to say the property was in a very poor condition, with multiple code violations and clear evidence of illegal construction work. In his estimation the property would need to be stripped down to the studs (perhaps further) and rebuilt. In his estimation to bring the property up to code would be around \$70,000-\$90,000 given the current cost of materials. It was noted the roof seemed in decent condition.

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. Uncleanliness
- II. Dilapidation; disrepair; structural defects

III. Walls, sidings or exteriors of a quality and appearance not commensurate with the character of the properties in the neighborhood.

IV. Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof.

V. Or any violation of health, fire, building or zoning regulations

- Mr Griswold has backed out of any property obligation.
- No transfer of ownership
- \$70,000-\$90,000 estimation to bring up to code.

It was the consensus of the Governing body to direct staff to prepare a resolution for public hearing to be presented on the 17th of May 2021.

CITY ADMINISTRATOR'S REPORT

Brian Silcott reviewed the City Administrator's Report dated May 3, 2021. Silcott reminded the City Council of a joint council/planning session on May 10, 2021.

GOVERNING BODY COMMENTS

Councilmember Zimmerman stated the Community Center sidewalk needs to be replaced.

Councilmember Leland thanked staff for efforts taken to reduce the water/sewer bills.

Councilmember Proctor thanked staff for the water bill reduction and stated that there is a planter in linear park that is not level.

ADJOURNMENT

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

*Meeting adjourned at 7:55 pm.
Teri Laymon, City Clerk*