

**MINUTES-REGULAR MEETING
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
MONDAY, JUNE 21, 2021**

The Goddard City Council met in a Regular Session at Goddard City Hall on Monday, June 21, 2021. Mayor Hunter 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, and Michael Proctor.

Also present were Brian Silcott, City Administrator; Matt Lawn, Finance Director; Brooke Brandenburg, Public Works Director; Micah Scoggan, City Planner; Thatcher Moddie, Assistant to City Administrator; Fred Farris, Police Chief; Lance Beagley, Police Captain; Harlan Foraker, City Engineer, Ryan Peck, City Attorney and Kevin Cowan, Bond Counsel.

APPROVAL OF THE AGENDA

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

CITIZEN COMMENTS

Leslie True Formally requested to add “UTVs” to the existing Golf Cart ordinance.

APPOINTMENTS, PROCLAMATIONS, RECOGNITIONS, & NOMINATIONS

Police Chief, Fred Farris announced the “Chief for a Day” Winner, Lauren Applegate. Lauren will get to enjoy filling the shoes of Chief Farris for a few hours! Lauren will be a 6th grader at Holy Spirit this Fall of 2021.

Police Chief, Fred Farris was honored for his retirement after 4 years with Goddard and 31 years in Law Enforcement. We wish Fred the best of luck in his retirement. Thank you for your Commitment to Public Safety & Service!

CONSENT AGENDA

The following was submitted to the City Council for approval:

1. Approval of Minutes
 - a. Regular Meeting – June 7, 2021
2. Accounts Payable
 - a. June 15, 2021, for \$33,980.14
3. Boards and Commissions – Receive and File
 - a. Library Board – May 10, 2021
 - b. Planning Commission – May 10, 2021

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

PUBLIC HEARING TO REVIEW THE CDBG-CV GRANT PROGRAM

Micah Scoggan, Community Development Director, explained that the City of Goddard applied for the grant with the approval of resolution No. 20-10 on June 1, 2020. The city received \$132,000 from the Kansas Department of Commerce.

After receiving the funds, the City of Goddard sent out flyers encouraging businesses to apply to the City for the funds if they qualified based on pre-set parameters dictated by the Housing & Urban Development Department of the Federal Government (HUD). The grant application was first come first served and expired after one year. The city awarded 7 total businesses which retained 24 jobs with a total cash disbursement of \$132,000.

Once all the grants had been expended the City is required to hold a Public Hearing to begin the close out process and receive feedback from the recipients and any other interested party on the effectiveness of the program and any improvements that could be made. This Public Hearing was published in the City Newspaper allowing one week to elapse before holding the meeting.

Mayor Larkin opened the public hearing for comment. There being no comments, Mayor Larkin closed the public hearing.

**CONSIDER ARBOR CREEK RE-SPREAD PETITION RESOLUTIONS FOR
SANITARY SEWER, STORM WATER SEWER, PAVING & WATER
IMPROVEMENTS TO UNOCCUPIED PHASE 1 LOTS**

Brian Silcott, City Administrator presented repetitions and resolutions repealing resolutions adopted at the May 6, 2019, regular City Council meeting. Phase 1 Improvement Authorization Amount are as follows:

- H.1a Sanitary Sewer \$80,000 (Res. 19-07)
- H.1b Storm Water \$217,000 (Res. 19-09)
- H.1c Paving \$517,000 (Res. 19-11)
- H.1d Water \$154,000 (Res. 19-13)

The proposed apportionment of cost between the improvement district and the city at large is 100% to be assessed against the improvement district, and 0% to be paid by the city at large. Special taxes will be assessed over twenty (20) years. The yearly payments will be the same amount each year with the interest and principal portions of the payments fluctuating to make the yearly payments equal.

Thereupon, there was presented a resolution authorizing and providing for the making of Sanitary Sewer Arbor Creek Collector and amending, restating, and repealing Resolution 19-07.

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

Resolution 21-24

Thereupon, there was presented a resolution authorizing and providing for the making of Storm Water Sewer Collector and amending, restating, and repealing Resolution 19-09.

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

Resolution #21-25

Thereupon, there was presented a resolution authorizing and providing for the making of Paving Improvement Arbor Creek Collector and amending, restating, and repealing Resolution 19-11.

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

Resolution #21-26

Thereupon, there was presented a resolution authorizing and providing for the making of Water Distribution System Improvements – Arbor Creek Addition Collector and amending, restating, and repealing Resolution 19-13.

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

Resolution #21-27

CONSIDER ARBOR CREEK PHASE 2 PETITION RESOLUTIONS FOR SANITARY SEWER, STORM WATER SEWER, PAVING AND WATER IMPROVEMENTS

Brian Silcott represented resolutions accepting the petitions, authorizes the project and issuance of temporary notes to construct the improvements for future bond issuance under the special assessment statutes. The petitioner is the sole property owner within the proposed improvement district. Under K.S.A 12-6a04 the property owner is requesting that no public hearing or notice be given.

Phase 2 Improvement Authorization Amount w/ 1% per month Inflater is as follows:

- H.2a Sanitary Sewer \$165,000
- H.2b Storm Water \$171,000
- H.2c Paving \$389,000
- H.2d Water \$157,000

Thereupon, there was presented a resolution authorizing and providing for the making of Sanitary Sewer - Arbor Creek Phase 2 improvements.

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

Resolution 21-28

Thereupon, there was presented a resolution authorizing and providing for the making of Storm Water Sewer Arbor Creek Phase 2 improvements.

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

Resolution 21-29

Thereupon, there was presented a resolution authorizing and providing for the making of paving improvement – Arbor Creek Addition Phase 2.

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

Resolution 21-30

Thereupon, there was presented a resolution authorizing and providing for the making of water distribution system improvements – Arbor Creek Addition Phase 2.

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

Resolution 21-31

CONSIDER ARBOR CREEK PHASE 2 ENGINEERING SERVICE AGREEMENT FOR SANITARY SEWER, STORM WATER SEWER, PAVING AND WATER IMPROVEMENTS WITH MKEC

Brian Silcott stated on February 19, 2019, the governing body agreed to annex the property for the Arbor Creek project into the corporate limits of Goddard, KS. On May 6, 2019, the governing body adopted the petition and resolutions, which authorized sanitary sewer, streets, storm water, and water system improvements. Phase 1 Engineering Service Agreement with MKEC was approved on June 17, 2019, in the amount of \$345,185 to design Phase 1 improvements.

The proposed agreement between the City and MKEC provides for the design of note/bond financed improvements consisting of paving, storm sewer, water system, and storm water sewer system improvements for Arbor Creek Phase 2. Specific lots include:

Lots 19 through 26, Block 1; Lots 8 through 14, Block 3; and Lots 1 through 9, Block 4, Arbor Creek Addition.

Staff recommends MKEC as the firm provided the preliminary engineering services for the platting of the Arbor Creek Phase 2 subdivision as this is the developers preferred design firm. All design costs will be financed through the special assessment process and are included as authorized expenditures in the issuance of temporary notes that will be converted to permanent GO Bond financing upon temporary note maturity in 2025. Should the previous agenda items not be approved, this item should be tabled and addressed concurrently with the issuance of temporary note financing.

Payment will be upon submission of invoice by MKEC and approval by the City. The total amount to be paid is \$117,312.

MOTION: Councilmember *Proctor* moved to approve the agreement with MKEC as presented. Councilmember *Leland* seconded the motion. The motion carried unanimously.

CONSIDER RESOLUTION ADOPTING THE KANSAS HOMELAND SECURITY REGION G HAZARD MITIGATION PLAN FOR FEMA FUNDING AND ASSISTANCE OPPORTUNITIES

Brian Silcott stated the Governing Body adopted the National Incident Management System “NIMS” as the city’s standard for emergency operations at the November 15, 2010, regular meeting. The US Congress passed the Disaster Mitigation Act of 2000 which highlighted the need for pre- disaster planning and provides local grants for the planning and mitigation of hazards. In order to receive funding assistance local communities must adopt NIMS as the standard for emergency operations and a hazard mitigation plan that is approved by Federal Emergency Management Agency “FEMA” and the Kansas Division of Emergency Management. Sedgwick County has an approved hazard mitigation plan which addresses the City of Goddard’s hazard assessment and mitigation requirements. The plan has been approved by FEMA and KDEM and therefore fulfills both state and federal requirements for qualification to receive funding assistance. City staff has participated in the development and review of the plan under consideration in the proposed resolution. The 2014 South Central Kansas (Homeland Security Region “G” Multi-Hazard, Multi- Jurisdictional Mitigation Plan has been adopted by the Federal Emergency Management Agency (FEMA) and is now awaiting adoption by the local jurisdictions.

In accordance with the Disaster Mitigation Act of 2000, this plan satisfies the requirements of having a plan completed every five years and continues to allow for mitigation funding pending adoption by those jurisdictions identified in the plan. The pertinent information related to Goddard is located on pages 517 to 518 of the 592 page plan.

The proposed resolution adopts the Sedgwick County Mitigation Plan as the city’s official plan. The proposed resolution states that the city will submit an adopted resolution to KDEM and FEMA to enable the plan’s final approval. The proposed resolution further directs the plan resolution to be published once in the paper of record.

Adoption of this resolution will qualify the city for funding mitigation planning and recovery grants from state and federal agencies. Adoption of the proposed resolution will incur the cost of publication.

MOTION: Councilmember *Proctor* moved to adopt the resolution adopting the Sedgwick County Mitigation Plan as the city’s official plan. *Leland* seconded the motion. The motion carried unanimously.

Resolution 21-32

CONSIDER WATER WELL #4 REPAIRS

Brooke Brandenburg, Public Works Directed explained that Water well #7 had developed an undiagnosed issue that is placing a drag on the pump motor causing it to overload and shutdown within 10 seconds of start-up. The well is currently inoperable and out of service. Diagnosis and repair require the removal and inspection of the pump, column, discharge, and motor.

Proper diagnosis of the overload problem requires the removal and inspection of the well column and electric pump motor. The amount of maintenance and repairs required will be determined during disassembly and inspection. Repairs could include a complete rebuild of the well column and/or a rebuild or replacement of the electric well motor.

The proposed cost of repairs depends on the amount of wear/damage found during disassembly and inspection. Known costs are \$8,536, which covers the cost of pulling and inspecting the well column, pump, and motor, and conducting a camera survey of the well. Additional costs may include repairing or replacing the well column and electric pump motor. Total project costs vary depending on the amount of worn parts and could cost \$38,654. Public Works is requesting spending approval of \$40,000 to cover known and unknown repair costs and will be allocated 100% to 82-830-8240.

Brandenburg recommended: The City Council approve the amount of \$40,000 for the maintenance and rehabilitation of water well #7.

MOTION: Councilmember *Leland* moved approve the maintenance and rehabilitation of water well #7 as presented. *Proctor* seconded the motion. The motion carried unanimously.

CONSIDER AN ORDINANCE AMENDING C-1 CENTRAL BUSINESS DISTRICT & C-2 GENERAL BUSINESS DISTRICT ZONING DISTRICTS

Micah Scoggan, Community Development Director stated that Commercial zoning with a residential component is typically referred to as mixed use. It is a structure that hosts both commercial and residential uses and is often seen as commercial on the first floor and residential above. This type of land use is becoming more prominent across the nation for development. It is a positive trend for development as it introduces more density for potential commercial customers in a smaller area as well as increasing commercial property value.

Currently the only zoning that will allow for this is the Central Business District (C-1) which is only a couple of blocks from Santa Fe to 3rd St. Amending the General Business District (C-2) to allow for residential and mixed-use types would open this zoning classification up to host more residential rental properties on commercial lots.

On May 10, 2021, the Planning Commission and the Governing Body discussed the idea of Commercial mixed use in detail. The Community Development Director created a draft amendment reflecting these comments which is being presented today.

MOTION: Councilmember *Leland* moved adopt the proposed resolution amending the city of Goddard zoning regulation by amending the zoning classification C-2 General Business District to allow for residential developments and mixed-use developments. *Proctor* seconded the motion.

Roll Call Vote:

Yea: Zimmerman, Leland, Proctor, Larkin

Ordinance #870

SPLASH PAD REPORT – RECEIVE AND FILE

Brian Silcott stated that recently, Tanganyika Wildlife Park appears to have had issues with its Splash Park. Tanganyika has a recirculation system in which private system well water is used as a water source for the continual reuse through the play features. In Accordance with our KDHE Operating permit City Water is tested daily and all violations are immediately reported to KDHE. Any violation requires public notification of the violation. Silcott explained that the City of Goddard Splash Pad has never had any issues with contamination of any type, bacterial, chemical, or otherwise and the City’s splash pad is designed to use fresh potable “City water” one time. Once the potable water is discharged through the play feature, the water drains into the city’ sanitary sewer system, which travels back to the wastewater plant for treatment and discharge into the Dry Creek Basin. The City’s system is designed to keep the water supply separate from the drain system. Silcott stressed that there is no recirculation of water.

CITY ADMINISTRATOR’S REPORT

Brian Silcott reviewed the City Administrator’s Report dated June 21, 2021. Updates were provided on all current Residential Housing developments currently under construction including Arbor Creek, Clover Leaf, Elk Ridge and Rustic Creek. Updates on commercial developments such as the Goddard Genesis Health Club and Braum’s Restaurant were given. Silcott Also informed the Council about an upcoming Goddard Gathering in the Park on June 19, continued Community Center focus groups, a retirement celebration for Chief Fred Farris on July 1, and upcoming notable agenda items for future Council Meetings.

GOVERNING BODY COMMENTS

Councilmember Zimmerman thanked Fred for his service.

Councilmember Leland also thanked the Chief for his service.

Councilmember Proctor thanked the Police Chief for his service.

Mayor Larkin thanked Chief Farris for his service.

ADJOURNMENT

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

Meeting adjourned at 8:38 pm.
Teri Laymon, City Clerk