

**MINUTES-REGULAR MEETING
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
MONDAY, OCTOBER 1, 2018**

The Goddard City Council met in a Regular Session at Goddard City Hall on Monday, October 1, 2018. Mayor Blubaugh called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance. Council member Joe Torske provided and the Invocation. Council members present were Joe Torske, Larry Zimmerman, Brent Traylor and Brook Brandenburg.

Also present were: Brian Silcott, City Administrator; Craig Crossette, Assistant to City Administrator; Teri Laymon, City Clerk; Matt Lawn, City Treasurer; Joseph Turner, Public Works Director; Ryan Peck, City Attorney; and Harlan Foraker, City Engineer.

APPROVAL OF THE AGENDA

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

CITIZEN COMMENTS

Barbara Sondergard, 611 E. Fifth, expressed her concern regarding the following issues in the City:

- Condition of Knuckles Auto on Goddard,
- Condition of Johnson's Outdoor Power Equipment on Goddard Road
- 612 East Fifth, broken gate surrounding a property that has an inground pool
- 600 East Fourth, trash and wood pile that is attracting opossums

Susan Mills, 1705 McRae Court, complained about barking dogs in her neighborhood and suggested the City Council adopt an ordinance that requires repeat offenders of barking dogs to go through training.

CITY COUNCIL APPOINTMENT

Mayor Blubaugh announced his appointment of Sarah Posley Leland to the City Council replacing Enrique Ramirez, whose term will expire in 2020. Larry Zimmerman expressed his concern of approving an appointment of someone that he doesn't know. Councilmember Torske suggested the City Council review the way that appointments are processed.

MOTION: Councilmember *Brandenburg* moved to approve the appointment of Sarah Posley Leland to the City Council. Councilmember *Torske* seconded the motion. The motion carried with Zimmerman voting no.

The City Clerk administered the oath of office to Sarah Posley Leland. Councilmember Leland took a seat at the bench.

NOMINATION OF COUNCIL PRESIDENT

Mayor Blubaugh nominated Brook Brandenburg as City Council President. Councilmember Torske nominated Councilmember Zimmerman as City Council President.

MOTION: Councilmember *Torske* moved to approve the appointment of Larry Zimmerman as City Council President. Councilmember *Brandenburg* seconded the motion. The motion carried unanimously.

APPROVAL OF THE CONSENT AGENDA

The City Clerk presented the consent agenda consisting of following items:

- Minutes of the regular city council meeting dated September 17, 2018
- Minutes of the special city council meeting dated September 19, 2018
- Accounts Payable dated September 21, 2018 for \$142,010.47

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

CONSIDER A FOURTH AMENDMENT TO THE GODDARD STAR BOND DEVELOPMENT AGREEMENT

Brian Silcott, City Administrator, submitted a fourth amendment to the Goddard STAR Bond Development agreement between the City of Goddard and Goddard Destination Development. The amendment proposes the following:

- Assigns Master Developer rights from Goddard Destination Development to Goddard Sports, LLC for a period of five (5) years.
- 123 room IHG Holiday Inn with meeting rooms
- 60,000 square foot aquatic center with 10 lap lane 25-meter indoor aquatic center w/spring board diving capability and a 4-lap lane 25-meter warm-up pool
- 600 spectator seating and dressing/locker rooms
- Indoor water park
- 4 competition softball/baseball fields w/stadium lighting & tiered covered seating
 - 1 Championship all turf field
 - 3 turf infields with grass outfields
- Genesis Health Club including group fitness studios, cardio & weight areas, locker room, child care services, & a Kids Facility w/ licensed daycare professionals, summer sports camps, afterschool programs & play area
- Construction on Phase I begins by December 31, 2018 with December 31, 2019 completion deadline
- Hotel Construction shall begin before December 31, 2019 and be completed by December 31, 2020
- Phase 2 undertaken at developer's discretion

- City's \$3,000,000 contribution continues with priority of funding as below:
 - \$1,500,000 placed into escrow to be used for construction of the Hotel project w/ draw down occurring after construction and on a 1-to-1 private funding to public funding ratio
 - Kellogg Intersection Access (KDOT Project # 54-87 KA-4362-01) US-54 & Barber Drive (Subject to KDOT Participation & Approval)
 - Any remaining funds may be used to turf the remaining ballfields if the City desires
- The City agrees to provide a rebate of Phase I's ballfields, natatorium, and common areas; natural gas & electric utility franchise fees for a period of 10 years. The City agrees to revisit the continuation of this rebate. This will be completed on a quarterly basis with the presentation of the utility invoices paid in full.
- The City will receive use of the ballfields for a minimum of 15 days each year and a discounted Health Club membership for citizens and employees of the City of Goddard.
- Construction is to begin in less than three (3) months.

Silcott stated that the City agrees to issue Industrial Revenue Bonds "IRB" for the project and will begin the process within 30 days following the execution of the Development Agreement Amendment #4. The IRB terms are outlined below:

- Sales tax exemption on construction & finishing materials for the Project
- Ballfields, Natatorium competitive swimming area, & their associated Common Areas will receive a 10-year ad valorem tax abatement
 - The Genesis Health Club, Childcare Facility, Water Park, Hotel, and Out Parcel Development are not subject to the ad valorem abatement

Brian Silcott recommended the City Council adopt the proposed STAR Bond Development Agreement Amendment #4 as presented.

MOTION: Councilmember *Zimmerman* moved to authorize the execution of the STAR Bond Development Agreement Amendment #4 with Godard Destination Development as presented. Councilmember *Traylor* seconded the motion. The motion carried unanimously.

CONSIDER A MANAGEMENT AGREEMENT FOR THE GODDARD FARMER'S MARKET

Craig Crossette, Assistant to the City Administrator, presented a proposed management agreement for the Goddard Farmer's Market between the City of Goddard and FarmShop LLC, a company that provides a one stop shop website that walks vendors through the compliance process necessary for vendors to safely and legally sell their product at a market. FarmShop LLC also staff, plan and host Farmer's Markets and currently hosts the Old Town farmer's Market in Wichita. The Agreement would allow the City to lease the Linear Park Pavilion to FarmShop on specified Tuesdays from 4:00 p.m. to 7:00 p.m. throughout the year. The services are at no cost to the City and are arranged through the management agreement. The regularly scheduled market will include at least ten vendors, entertainment, a pop-up restaurant and other activities to be determined.

Luke Snow, owner of FarmShop LLC reviewed a power point presentation that introduced his company and explained the multitude of regulation and best-practices to run a professional and successful farmer's market.

MOTION: Councilmember *Brandenburg* moved to authorize the execution of the agreement. Councilmember *Leland* seconded the motion. The motion carried unanimously.

CONSIDER RESOLUTION AMENDING THE MASTER FEE SCHEDULE

Teri Laymon presented a resolution amending a consolidated Master Fee Schedule to assist City staff and the public in quickly locating the appropriate fees. At the September 17, 2018, City Council meeting the City Council unanimously adopted an Ordinance allowing the keeping of female chickens in the City limits of Goddard. A permit must be obtained from the City of Goddard prior to establishment of any chicken coop. The fee for such a permit shall be as adopted by the City Council by resolution. The recommended fee proposed by staff is \$15.00 and was added to Exhibit A of the proposed resolution.

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

Resolution 18-12

ORDINANCE SUSPENDING ALCOHOL PROHIBITION AT THE PUBLIC LIBRARY

Craig Crossette presented a proposed ordinance that will allow the consumption of alcohol by legal aged adults on Saturday, October 27, 2018 between the hours of 7:00 pm CDT until 9:00 p.m. at the public library. There is a small publication fee associated with the publication in the Times-Sentinel News, the official paper of record for the City of Goddard.

MOTION: Councilmember *Torske* moved to waive the reading of the ordinance. Councilmember *Leland* seconded the motion. The motion carried unanimously.

MOTION: Councilmember *Torske* moved to adopt said ordinance. Councilmember *Brandenburg* seconded the motion.

Roll Call Vote:

Yea: Torske, Zimmerman, Leland, Traylor, Brandenburg

Nay:

Ordinance # 817

IDENTIFY DATE FOR 2019 GOVERNING BODY WORK SESSION

Brian Silcott asked the City Council to review their calendars for a date in November to hold a Governing Body Work Session.

GOVERNING BODY COMMENTS

Councilmember Torske welcomed Councilmember Leland.

Councilmember Zimmerman welcomed Councilmember Leland.

Councilmember Leland expressed her gratitude for being appointed to the City Council and said she looks forward to assist in making Goddard bigger and better.

Councilmember Brandenburg welcomed Councilmember Leland

Mayor Jamey Blubaugh thanked staff and legal counsel for their hard work on the STAR bond project.

ADJOURNMENT

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

Meeting adjourned at 8:20 p.m.
Teri Laymon, City Clerk