

**MINUTES-REGULAR MEETING
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
MONDAY, OCTOBER 4, 2021**

The Goddard City Council met in a Regular Session at Goddard City Hall on Monday, October 4, 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 Teri Laymon, City Clerk; Brooke Brandenburg, Public Works Director; Micah Scoggan, Community Development Director; Thatcher Moddie, Assistant to City Administrator; Lance Beagley, Interim Police Chief; Harlan Foraker, City Engineer and Ryan Peck, City Attorney.

APPROVAL OF THE AGENDA

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

CITIZEN COMMENTS

Dan Funke submitted the following letter on behalf of the Goddard Lions Club, regarding the property owned by the City and currently used for a Community Garden.

To: The Honorable Mayor and Goddard City Council
From: Dan Funke, 9 Argon Dr., Goddard, Ks 67052
Ref: Property where Community Garden is in the City of Goddard
Date: October 3, 2021

I would like to thank the City Council and Mayor in advance for reading the following information and thoughts about the property where the David Curtis Community Garden is placed at the present time.

On Sunday, September 26, Mayor Larkin talked to me about the property which has the community garden on it. He stated that a developer was interested in the property and was going to ask that it be rezoned so that duplexes could be built on the property. In our conversation he also stated that it was his desire that the city would find another location for the community garden and would make it better than it is presently.

I questioned him about the possible dog park that had been discussed on that tract in the past, and I really didn't hear an answer to my question at that time. I want the council to understand that I am not against progress for our fine city, but at what cost?

When I was on the Council many years ago it was decided to pave the streets down in that area of town and I know that the city had to pay for the assessments of that property and actually took ownership of the land. This was mainly due to the property not being worth much because of the pipelines that are located on it.

Over the years the City allowed the development of a community garden and allowed the Lions Club to start planting trees on the property with the idea that one day it would be turned into a dog

City Council Minutes
October 4, 2021

park and green space for the city.

As I stated before I am not against progress, but where are we going to find more green space for a proposed dog park, something that was high on the City's most recent strategic plan?

I ask you to consider these points as you decide the fate of this property.

- The property is owned by the City of Goddard because of lack of payment for assessments of streets and sewer.
- The property has been in the past been considered not developable because of the pipelines that go through it.
- Our senior citizens completely built the community garden and have a vested interest in how it was built.
- Several low-income residents at Brentwood Apartments use the Community Garden because of its proximity.
- The Godard Lions Club has invested in the property, planting \$3,000 worth of trees there last year and were planning on planting another \$3,000 worth this fall so that when a dog park is established there will be shade. Several members have spent a considerable amount of time watering those trees during this past summer.
- As a club we have also had some discussion of making the dog park a signature project and saving money for the total fencing of the area and other amenities.

In conclusion, the Goddard Lions Club does want to work with the City of Goddard to help make this community a great place to live and work. We would like a project that we can put our efforts into and thought that this one would be a great opportunity.

I want to thank the City Council for considering the Goddard Lions Club's concerns and ask that our comments be accepted by formal motion to receive and file our letter.

If we can be of further service to the City of Goddard we are here to serve.

Respectfully submitted

Dan Funke

CONSENT AGENDA

The following was submitted to the City Council for approval:

1. Approval of Minutes
 - a. Regular Meeting – September 20, 2021
2. Accounts Payable
 - a. September 23, 2021, for \$150,988.62
 - b. September 29, 2021, for \$57,013.86

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

CONSIDER REZONING REQUEST FOR 1001 NORTH GODDARD ROAD

Garver LLC submitted a rezoning application on behalf of developer Pio Hernandez and Bob Armstrong for the property located at 1001 South Goddard Road and the adjoining land to the west. Micah Scoggan explained that the property is currently zoned R-1 and the developer would like to rezone it to R-2 to allow for the development of duplexes on the property.

The property does not include the land owned by the City that is referenced in the letter submitted by the Lions Club under Citizens Comments.

MOTION: Councilmember *Proctor* moved waive the reading of the ordinance
Councilmember *Traylor* seconded the motion. The motion carried
unanimously.

MOTION: Councilmember *Proctor* moved to adopt said ordinance. Councilmember
Traylor seconded the motion.

Roll Call Vote:

Yea: Zimmerman, Leland, Larkin, Traylor, Proctor

Nay:

Ordinance #877

CONSIDER NORTH MAIN PROPERTY SALE

Brian Silcott, City Administrator presented a sale agreement for Lot 1 and 2, Block A Goddard Crossing Addition which is just over 4 acres. The city has received an offer to purchase the ground for \$1.50/sq ft, approximately \$263,175, from Uneeda Storage, LLC, R.D. Wood, Manager. There is a \$5,000 earnest deposit and a one hundred eighty (180) day due diligence period during which time the buyer may provide written notice of waiver of this period. The City has no knowledge of environmental spills, hazards, etc. nor does the City have any construction drawings, surveys, or environmental studies on the property. Although a survey will be required to define the exact boundary and land area of the platted parcel, which will be paid by the purchaser. All title evidence, property condition, proration, disclosures, etc. are standard form. The buyer will develop the property within 36 months of the effective date of the agreement, with construction occurring within 24 months of the effective date. Closing costs, deed recording, and title commitment are shared equally. The buyer is responsible for any title insurance and is paying the 3% sale commission.

MOTION: Councilmember *Zimmerman* moved to authorize the mayor to execute the sale agreement as presented. Councilmember *Leland* seconded the motion. The motion carried unanimously.

RUSTIC CREEK ADD PHASE 1 GRADING IMPROVEMENT CHANGE ORDER #1

Brian Silcott presented a change order request for the grading portion of Rustic Creed Addition Phase 1. The proposed change order exceeds staff approval authority and is being presented for your consideration. The change is authorizing the additional excavation and compaction for

grading, with a cost of \$30,032.00. The request has been recommended by the design engineer, reviewed by the City Engineer, and is being presented to the City Council for approval by the City Administrator.

Should the change be approved, the remaining balance for storm water and grading change orders will be \$56,468.

MOTION: Councilmember *Traylor* moved to authorize the change order for grading for Rustic Creek Phase 1 as presented. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

DISCUSSION ON SEWER AND WATER BENEFIT FEE STRUCTURE

Micah Scoggan, Community Development Director explained that as the city of Goddard grows the demand that is put on its water and sewer infrastructure increases. This demand results in new costs associated with maintenance, construction, and management of the city sewer and water system.

- In order to pay for these costs, a proactive and equitable solution has been drafted for discussion to review how the city could address the growing need on city services.
- These solutions are designed to tackle individual situations that arises from developments and individuals utilizing and requesting city services.
- These solutions are outlined in two parts with a brief description shown in the analysis.

The current city code that is being presented for consideration of amending or inclusion is found in Chapter 15, Article 1 & Chapter 15, Article 2.

The City Council is reviewing a benefit fee structure that will help the city offset the costs of water and sewer infrastructure.

1. Sewer Plant Benefit Fee – This part suggests charging a sewer plant benefit fee in addition to the sewer connection fee. This fee will be collected to help maintain and growth the sewer treatment plant for the city.
2. City Infrastructure Benefit Fee – This part suggests charging a city infrastructure benefit fee to assess the potential at large cost the city would incur for oversizing infrastructure.

Scoggan recommended that the City Council: Direct City staff in one of the three options.

1. Approve the new sewer plant benefit fee and the city infrastructure benefit fee with the city infrastructure benefit fee being calculated based on a similar fee structure from the City of Wichita, considering an ordinance for formal adoption at a later date.
2. Approve the new sewer plant equity fee and the new city infrastructure benefit fee with the new city infrastructure benefit fee being calculated based on the remaining cost for the city at large, considering an ordinance for formal adoption at a later date.
3. Table for future discussion.

MOTION: Councilmember *Traylor* moved to authorize staff to draft an ordinance amended the current city code to include a new sewer plant equity fee and the new city infrastructure benefit fee with the new city infrastructure

benefit fee being calculated based on the remaining cost for the city at large, considering an ordinance for formal adoption at a later date. Councilmember **Proctor** seconded the motion. The motion carried unanimously.

CONSIDER PARTNERSHIP AGREEMENT WITH SEDGWICK COUNTY ON NEW RECORDS MANAGEMENT SOFTWARE IMPLEMENTATION

Interim Police Chief, Lance Beagley stated that Sedgwick County Sheriff's Office (SGSO) has purchased and will be implementing a new records management system (RMS) and Computer Aided Dispatch (CAD) system starting summer of 2022. The product name is New World Law Enforcement Records Management System (TNW) through Tyler Technologies. SGSO arranged to allow suburban cities to use this software at no charge, as part of their 10-year contract with the vendor.

Since 2017 GPD has been using an RMS called Enterpol. This system works well but has some disadvantages. It does not link to the current CAD system, nor does it operate with the future SGSO RMS. Our current RMS stores information on a drive locally and must be monitored for storage capacity. Tyler Technologies is a web-based network which would allow for easier access from patrol car laptops and ease storage worries. CSO Fulcher and I have already attended configuration meetings and feel this system would be beneficial and easy to work with.

Beagley stated the only expense to the city would be any "add-on" accessories that we may desire to use such as legacy data conversion, interfaces with other software and electronic citations. Currently our cost for Enterpol is \$7,730 annually plus an additional annual Digiticket cost of \$13,747 for only 5 handheld units shared between 10 commissioned officers available to write tickets. Concluding the 10-year contract, an estimated cost is an increase of 3-5% and SGSO would likely negotiate another 10-year annual deal.

The City's cost would be a one-time cost of data transfer at \$500, a one-time cost for Brazos on laptops at \$8,400 and an annual licensing fee for TNW of \$2,492. A minor cost also exists for printers in patrol cars. A cost savings over 10 years for the ticketing systems will be roughly \$112,000.00 and for the RMS roughly \$75,000.00.

Beagle recommended the City Council authorize the agreement with SGCO to allow for using the Tyler Technologies software to save the city roughly \$255,000.00 over 10 years for a more robust records management system.

MOTION: Councilmember **Traylor** moved to authorize the change order for grading for Rustic Creek Phase 1 as presented. Councilmember **Proctor** seconded the motion. The motion carried unanimously.

ESTIMATE TO REBUILD UV VESSEL AT WASTEWATER TREATMENT FACILITY

Brooke Brandenburg, Public Works Director explained that the UV system at the Wastewater Treatment facility contains two vessels (vessel #1 and vessel #2). Effluent flow transitions between the two vessels to allow the vessels to cool between usage, extending the life of the UV bulbs and equipment. Periodically the lamps, quartz sleeves and wipers wear out requiring bulb replacement and rebuild of the vessels. Vessel #2 is showing signs of wear due to use and needs rebuilt. The

rebuild of a UV Lamp vessel includes the replacement of lamps, wipers, brushes, ballasts, and quartz sleeves.

Public Works is requesting spending approval to purchase the parts required to rebuild UV Vessel #2, including additional spare bulbs and wipers for maintenance of both UV Vessels. Cost is #11,179.00 and will be allocated 100% to 81-860-7220, Sewer Reserve Fund, Treatment & Processing, Equip. Parts & Supplies. Current fund balance of the Sewer Reserve Fund: \$260,022.58.

MOTION: Councilmember *Traylor* moved to authorize the purchase of parts required to rebuild UV Vessel #2 and additional bulbs and wipers for maintenance of both UV Vessels as presented. Councilmember *Leland* seconded the motion. The motion carried unanimously.

RFP ON BIDS TO REFINISH AND SEAL WOOD SIDING ON LINEAR PARK PAVILION

Brooke Brandenburg stated he received three bids for stain and seal the Pavilion in Linear Park which was built in 2018. Bids were evaluated based on the company's ability to clean and restore the wood to its original color and apply stain, sealer and waterproofing to the wood surfaces. City Staff recommends the best bidder Deck Rescue L.L.C.

The cost is \$10,761.00 and will be allocated 100% 60-620-6140 Parks & Recreation Fund – Parks & Rec Cost Center – Repair & Maintenance Buildings.

MOTION: Councilmember *Traylor* moved to accept the bid from Deck Rescue L.L.C. to stain and seal the Pavilion as presented. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

CITY ADMINISTRATOR'S REPORT

Brian Silcott presented the City Administrator's Report dated October 4, 2021. Silcott provided updates on the STAR Bond Site and on all current residential housing developments currently under construction including Arbor Creek, Clover Leaf, Elk Ridge and Rustic Creek and reviewed the upcoming notable agenda items

GOVERNING BODY COMMENTS

Councilmember Zimmerman stated there was a nice crowd and Fall Festival and thanked City Staff, Angie with the Chamber, and the Lions Club for their part in the Fall Festival.

Councilmember Leland also thanked all involved with the Fall Festival and stated she noticed public works was visible and working hard.

Councilmember Proctor stated that he was surprised at the large turnout, despite the weather.

Councilmember Traylor stated the fried peanut butter and jelly was great.

Mayor Larkin stated he was happy to be able to ride in a convertible in the parade.

ADJOURNMENT

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

Meeting adjourned at 8:25 pm.
Teri Laymon, City Clerk