

**MINUTES-REGULAR MEETING
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
MONDAY, OCTOBER 18, 2021**

The Goddard City Council met in a Regular Session at Goddard City Hall on Monday, October 18, 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, Brent Traylor, and Michael Proctor.

Also present were Brian Silcott, City Administrator; Teri Laymon, City Clerk; Brooke Brandenburg, Public Works 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 *Proctor* moved to approve the agenda as presented. Councilmember *Traylor* seconded the motion. The motion carried unanimously.

APPOINTMENTS, PROCLAMATIONS RECOGNITIONS AND NOMINATIONS

Recognition of Eisenhower High School Homecoming Candidates on behalf of the City of Goddard presented by Mayor Larkin.

Brody May and Abigail Brisco 2021 Eisenhower Homecoming King and Queen

Homecoming Court: Cade Friend, Abigail Bachman, Mason Levin, McKenzie Henry, Brody May, Abigail Brisco, Cael Sanderson, Abi Nelson, Cabri Moore, and Cody Hawks

Court Prince and Princess: Kenneth Talley and Ren Baxa

CONSENT AGENDA

The following was submitted to the City Council for approval:

1. Approval of Minutes
 - a. Regular Meeting – October 4, 2021
2. Accounts Payable
 - a. October 5, 2021, for \$246,861.63
 - b. October 15, 2021, for \$29,436.79

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

**ARBOR CREEK ADDITION PHASE 2 PAVING AND GRADING IMPROVEMENTS
BID AWARD AND CONSTRUCTION AGREEMENT AUTHORIZATION**

Brian Silcott, City Administrator presented a bid from Pearson Construction, the lowest bid out of four bids submitted, for a total cost of \$242,311.50. Pearson Construction bid breakdown is \$83,156.50 for grading and \$159,154.00 for paving improvements.

At the June 21, 2021, Regular City Council meeting the City Council unanimously approved Resolution 21-30 authorizing the grading and paving improvements for Arbor Creek Phase 2 with an estimated cost of \$389,000, which includes a 1% per month inflator, for Lots 19-26, Block 1; Lots 8 through 14 Block 3; Lots 1 through 9, Block 4. The cost of the improvement to be assessed equally on a per lot basis of 1/24th of the total cost of the improvement.

Silcott recommended the City Council award the bid to Arbor Creek Addition Phase 2 grading and paving improvements to the best overall bid by Pearson Construction and authorize the mayor to execute the agreement with Pearson Construction.

The contract includes a two-year maintenance of improvements, essentially a warranty for materials, parts, and craftsmanship, from project completion. There is a \$242,311.50 statutory and performance & maintenance bond. Disagreements will be settled through litigation. The City Engineer is the primary City representative for the project.

MOTION: Councilmember *Proctor* moved to accept the bid from Pearson Construction and authorize the mayor to execute the agreement with Pearson Construction. Councilmember *Traylor* seconded the motion. The motion carried unanimously.

RECEIVE A REQUEST FOR ASSISTANCE AND DEVELOPMENT PARTICIPATION FROM ICT DEVELOPMENT FOR THE PLATTING OF 88 ACRES LOCATED AT THE NORTHEAST CORNER OF 215TH WEST AND 23RD STREET SOUTH

Brian Silcott presented a request for funding assistance from ICT Development. Silcott stated staff had met with the developers and been in communication with the developer's engineer. The area is contained within the Southwest Growth Corridor Sanitary Sewer Basin Study completed in June of 2021.

ICT Development Requests the following:

1. Sanitary Sewer Service – ICT Development requests that during platting, the City create a petition in the amount of \$600,000 to fund a lift station and force main project which will be sized to allow development of 173 acres of total area. ICT Development is requesting that the City of Goddard pay \$300,000 (1/2) of the project cost and the lots as platted each pay the balance equally per lot. This represents an equitable cost per acre of the 173-acre service area. In addition, a sanitary sewer lateral petition will be submitted for interior sanitary sewer service the total cost of which will be assessed to the Addition, equally per lot.
2. Extension of Water Main - ICT Development requests that the City of Goddard provide a water service line extension sized to provide proper service for the Addition to one or both entrances at the City's expense. ICT Development will petition for the extension of an interior water line system that will extend to the far end of the Addition to allow future connection. The total cost of this interior water line system will be assessed to the Addition, equally per lot.

Silcott stated that ICT Development is aware of the proposed ordinance creating a water and sewer plant equity fee and that this represents an additional \$1,500 per lot payable at the time of obtaining a building permit. With the current lot concept totaling 202 lots this will generate \$303,000 for the city.

Paving and Drainage – ICT Development will petition for paving and drainage improvements, including site grading and detention pond construction, the total cost of which will be assessed to the Addition, equally per lot.

Silcott added that staff has not had time to do a complete financial analysis of the request and recommended City Council: Receive the request for assistance from ICT Development and direct staff accordingly.

This item was tabled to the November 1 Regular City Council meeting to allow staff time to review the financial impact of this project on the City.

2021 THIRD QUARTER REPORTS

Brian Silcott reviewed the City Vision Statement, Mission Statement, and Values and explained Goddard's strategic cycle. Silcott reviewed Goddard's Mill Levy as compared to surrounding cities of similar size. Goddard's City Mill Levy is the lowest in the area at 33.226. Kechi following at 35.070.

Teri Laymon, City Clerk, reviewed the third quarter report for Administrative Materials, Human Resources, Utility Billing, Accounts Payable and Municipal Court.

Lance Beagley, Interim Police Chief reviewed the third quarter report for the Police Department, including staffing, officer activity and cases, community involvement and third quarter highlights.

April Hernandez, Library Director, reviewed the third quarter report for the library.

Brooke Brandenburg, Public Works Director, presented the third quarter report for Public Works including third quarter accomplishment. Brandenburg stated the annual road and street maintenance plan as begun for 2021 starting with Pate Addition. The focus is on preservation of existing pavement to extend useful life. Crack and micro-sealing is more effective in late fall and early winter.

Micah Scoggan, Community Development Director, reviewed the Community Development third quarter report starting with the total number of building permits. New homes accounted for 17 permits with a total project value of \$4,957,950.00. Scoggan followed with nuisance abatements and residential development activity.

Matt Lawn, Finance Director, presented the 2021 third quarter financial report. Lawn included year to date balance history of governmental and utility funds. Lawn followed with sales and use tax history, property tax history and general fund tax revenue ending September 2021.

CITY ADMINISTRATOR'S REPORT

Brian Silcott presented the City Administrator's Report dated October 18, 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 explained about responsible growth, referring to the second item of new business, where the developer is requesting assistance for the development of 88 acres. Zimmerman stated the request could end up being up to half a million dollars for the new development and if we give away that kind of money, things that were promised to the community will not happen.

Councilmember Zimmerman asked if the new triplex has been cleaned up. Micah Scoggan stated that cleanup is in process, and they will be preparing the ground for final grade soon.

Councilmember Leland asked for clarification on whether Halloween celebration is on the actual holiday or the Saturday prior. It was verified that Halloween celebration will be on Sunday October 31, 2021.

Councilmember Proctor stated he is looking forward to getting the estimated numbers on the request for development assistance for ICT Development.

Councilmember Traylor brought up a similar situation in the city, where a developer wanted to build duplexes on the south side of town and all of the neighbors showed up to a city council meeting to protest the development.

ADJOURNMENT

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

Meeting adjourned at 8:32 pm.
Teri Laymon, City Clerk