

**MINUTES-REGULAR MEETING  
CITY OF GODDARD  
118 NORTH MAIN, GODDARD, KS  
MONDAY, OCTOBER 21, 2019**

The Goddard City Council met in a Regular Session at Goddard City Hall on Monday October 21, 2019. Mayor Blubaugh called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance and the Invocation. Council members present were, Joe Torske, Larry Zimmerman, Sarah Leland, Brent Traylor and Hunter Larkin.

Also present were: Brian Silcott, City Administrator, Teri Laymon, City Clerk; Micah Scoggan, City Planner; Fred Farris, Chief of Police; Brook Brandenburg, Public Works Director; Thatcher Moddie, Administrative Fellow; and Matt Lawn, City Treasurer.

**APPROVAL OF THE AGENDA**

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

**CITIZEN COMMENTS**

Lisa Stoller, 10918 West Maxwell, Wichita, Kansas updated the City Council on Goddard Lion's Club and the Goddard Library. Stoller added that the Puppet Ladies will be presenting at the Library Thursday October 24 at 10 :30, 12:30 and 1:30.

**APPROVAL OF THE CONSENT AGENDA**

The following was submitted to the City Council for approval:

- Minutes of the regular city council meeting dated October 7, 2019
- Accounts Payable dated October 15 for \$135,114.63

**MOTION:** Councilmember *Zimmerman* moved to approve the consent agenda as presented. Councilmember *Leland* seconded the motion. The motion carried with Torske abstaining.

**AWARD CLOVER LEAF FARMS PHASE 1 SANITARY SEWER, WATER & STORMWATER IMPROVEMENTS TO MIES CONSTRUCTION**

Brian Silcott, City Administrator explained that the award is being reconsidered as the bid specifications called for the lowest overall best bid. Silcott stated at the previous City Council meeting, October 7, 2019 following the recommendation of the City Administrator, the City Council awarded bids to Mies Construction for Sanitary Sewer and Water improvements and to McCullough Construction for the construction of Stormwater Improvements.

Bids for all improvements were received on October 2, 2019. The best bids are below. Five (5) bids were received for this competitive bid process with the lowest overall best bid being Mies Construction at a total of \$999,815.00 with the next lowest bid being McCullough at 1,010,650.00. The only change is to the stormwater bid improvement that was awarded to

McCullough at a cost of \$490,700.00. The Mies bid for this improvement is \$501,091.58, an increase of \$10,391.58.

Silcott recommended the City Council rescind the October 7, 2019 bid award to Mies Construction & McCullough Construction and to award the bid to Mies Construction totaling \$1,010,650.00 (Sanitary Sewer \$364,567.38; Water Line \$134,156.04; & Stormwater \$501,091.58).

**MOTION:** Councilmember *Torske* moved to rescind the October 7, 2019 bid award to Mies Construction and McCullough Construction and to award the bid to Mies Construction for the Sanitary Sewer Improvement totaling \$364,567.38, Water Improvements in the amount of \$134,156.04; and Stormwater Improvements totaling \$501,091.58. Councilmember *Larkin* seconded the motion. The motion carried unanimously.

**AUTHORIZE THE MAYOR TO EXECUTE A REAL ESTATE PURCHASE & SWAP AGREEMENT FOR NORTH PARK AND OPEN SPACE**

Brian Silcott presented a real estate purchase and swap agreement for North Park and Open Space. The purchase agreement will acquire approximately 50 acres of land located southwest of 183<sup>rd</sup> and Maple to construct a new park. The purchase agreement states the City of Goddard will pay \$200,000 for the “purchase price” of the new plot of land. The Swap agreement is between the City of Goddard and Jim and Sherri Fouts (TWP), in which the city will swap Parcel 1 for Parcel 2, identified in the Real Estate Swap Agreement (Exhibits A & B).

Highlights of the agreement are provided below:

- The purchase agreement provides approximately 50 acres of park space, including a water feature for public use as a park and open space.
- The land swap agreement provides approximately 27.5 acres for expansion of the Tanganyika Wildlife Park and approximately 18.5 acres for further public use.
- Purchase Price: \$200,000
- The Seller will Provide Title Insurance
- Title Commitment is Split 50/50 between the City & Seller
- Closing is by December 1, 2019
- TWP may use the large barn until July 1, 2020.
- These agreements provide almost 60.5 acres of park & open space fulfilling a key component of the Community’s Vision Plan for a Park north of Kellogg.
- Land Swap Agreement includes 50’ of Roadway for access to TWP parcel being acquired by the City (Exhibit A - Parcel 1) with a barrier fence being constructed by TWP.
- Land Swap Agreement includes 85 feet of ingress/egress easement for the City to maintain a drainage corridor and waste lagoon maintenance.

- The City will install a decorative faux wrought iron fence around the home being retained by TWP within the 210.05 ft by 304.28 feet exception to purchase.
- The terms and conditions of these agreements are binding on all future property owners.

**MOTION:** Councilmember *Traylor* moved to authorize the Mayor to sign the Real Estate Purchase contract and the Land Swap Agreement as presented. Councilmember *Leland* seconded the motion. The motion carried with Torske voting no.

### **APPROVE DOVE ESTATES 5K ROADWAY USE PERMIT**

Micah Scoggan, City Planner presented a permit request by Dove Estates who wants to hold a 5K run on April 25, 2020. This event will help benefit the Parkinson's Foundation. Dove Estates stated in the past they have had between 100-200 runners, but it is difficult to determine for certain how many they will have.

The race will be held Saturday, April 25, 2020 at 8:00 a.m. Goddard Police Department will help manage ingress and egress locations going into the St Andrew, Spring Hill, Seasons and Elk Ridge subdivisions. There will be one-way traffic only during race time to allow residents to exit onto 183rd and travel south to Kellogg. Spring Hill will be allowed to exit onto Maple unless otherwise specified by Sedgwick County.

As per the Road Closure Policy, residents in the Spring Hill, St Andrews, Seasons and Elk Ridge Subdivisions as well as residents along Hawkins Road should be notified either by mail, doorknocker or with Everbridge closure details and traffic information.

As the race progresses an end car will follow the last runners allowing subdivisions to be opened when most of the racers have finished.

Kevin Frymore and Lisa Bickel representing Dove Estates have met with the Goddard Police Department and have outlined the necessary requirements for managing cars entering and leaving the subdivisions adjacent to the race route. Dove Estates will submit a liability insurance policy in the amount required for a Road Closure Event.

Dove Estates has agreed to contact Sedgwick County EMS to notify them of the event and to cover the cost for the necessary Public Works and Police Department Staff. Dove Estates has also submitted an application to indemnify and hold harmless the city in the event of any incidental problems.

The City has agreed to notify the residents using Everbridge prior to the run to let them know when the event will take place and will be working with Sedgwick county to determine the necessary steps for Maple Rd.

**MOTION:** Councilmember *Leland* moved approve the Dove Estates 5K Roadway Use Permit. Councilmember *Larkin* seconded the motion. The motion carried with Torske abstaining.

### **RECEIVE AND FILE 2019 Q3 STAFF REPORTS**

Teri Laymon, City Clerk presented the 3<sup>rd</sup> Quarter Administration Report.

Micha Scoggan, City Planner presented the 3<sup>rd</sup> Quarter Community Development Report.

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April Hernandez, Public Library Director, presented the Library 3<sup>rd</sup> Quarter Report.

Fred Farris, Police Chief presented the Goddard Police Department 3<sup>rd</sup> Quarter Report.

Brooke Brandenburg, Public Works Director, presented the Public Works 3<sup>rd</sup> Quarter Report.

Matt Lawn, City Treasurer, presented the 3<sup>rd</sup> Quarter Financial Report.

**CITY ADMINISTRATOR'S REPORT**

To: Honorable Mayor and City Council  
From: Brian W. Silcott, City Administrator  
Cc: Department Directors & Staff  
Re: City Administrator Report for the week of October 21<sup>st</sup>  
Date: October 21, 2019

Below is a brief update on City operations, projects, and future agenda items for the City.

STAR Bond Refinance: I expect to present a bond sale ordinance for your consideration in November. The district's sales tax analysis has been finalized and the draft Preliminary Official Statement, Tax Distribution Agreement, and Bond Trust Indenture are being circulated. We are looking to save the City in excess of an estimated \$4,368,534 in potential interest rate & net present value savings. An additional quarter point reduction in rates could generate in excess of \$5,000,000 in additional savings. This figure doesn't include nearly \$150-200,000 in savings from issuance cost savings performed by the City Administrator, additional interest savings for an early payoff of the STAR bonds, or for the City's early collection of the local 1-cent sales tax and 6% transient guest tax collections from within the STAR Bond district. I hope to present a bond ordinance at the November 4<sup>th</sup> or November 18<sup>th</sup> regular meeting.

Playground Expansion: The playground installation is complete! A ribbon cutting is planned this Thursday, October 24<sup>th</sup> at 6:45 pm to celebrate the new playground equipment. The area around the playground will be cleaned up and leveled in time for Thursday's ribbon cutting. Due to seasonality, the sprinkler system and sod installation will occur in the spring of 2020. The sod & sprinkler installation is planned for the special parks & rec fund; line item 60-670-8240/8140.

183<sup>rd</sup> Turn Lane & Frontage Road Realignment: As was reported last meeting, KDOT was reviewing the final design and recommended a couple of changes, which the City engineer is finalizing. A project call is planned for tomorrow afternoon so that the timeline and design can be presented to the bank for their review and comment. We plan to proceed with the bid process 4<sup>th</sup> Quarter 2019.

Monument Sign Zoning Text Amendment: The Goddard Planning Commission discussed this item after conducting a public hearing to discuss revocation of the City's requirement for monument signage throughout the business and commercial corridor with no public comment received. The proposed ordinance negates the mandatory provision for monument signage, and the planning commission tabled the matter until the January 13<sup>th</sup> meeting.

Respectfully Submitted,  
Brian W. Silcott, City Administrator

**GOVERNING BODY COMMENTS**

Councilmember Torske explained that he voted no on the Real Estate Purchase agreement and Land swap because he was not in favor of selling any land the City already owns.

Councilmember Zimmerman advised the Public Works Director that the school zone lights on Main Street are flashing at night. Brooke Brandenburg explained that the timers are off, but the issues will be addressed.

Councilmember Traylor thanked staff for their reports.

Mayor Blubaugh stated he would like to see information on vehicles from both the Police Department and the Public Works Department.

**ADJOURNMENT**

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

*Meeting adjourned at 8:42 pm.*  
*Teri Laymon, City Clerk*