

**MINUTES-REGULAR MEETING  
CITY OF GODDARD  
118 NORTH MAIN, GODDARD, KS  
MONDAY, NOVEMBER 1, 2021**

The Goddard City Council met in a Regular Session at Goddard City Hall on Monday, November 1, 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 Brent Traylor. Councilmember Proctor was absent.

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

**CITIZEN COMMENTS**

None

**APPOINTMENTS OF PLANNING COMMISSION**

The Planning Commissioners operate on a 3-year term basis with 1/3 of the Planning Commissioners being re-appointed each year. The mayor appoints the Commissioners to office, and they are confirmed by the Governing Body.

Darrin Cline and Shane Grafing were originally appointed in 2009 and have served several terms back-to-back. Their current term expires this year in December 2021. They are requesting another 3-year term which would expire in 2024.

**MOTION:** Councilmember *Traylor* moved to approve the mayor's recommendation to renew the 3-year terms of Darrin Cline and Shane Grafing. Councilmember *Leland* seconded the motion. The motion carried unanimously.

**CONSENT AGENDA**

The following was submitted to the City Council for approval:

1. Approval of Minutes
  - a. Regular Meeting – October 18, 2021
2. Accounts Payable
  - a. October 20, 2021 for \$211,703.65
  - b. October 21, 2021 for \$72,102.11
  - c. October 27, 2021 for \$23,815.44

**MOTION:** Councilmember *Zimmerman* moved to approve the agenda as presented. Councilmember *Leland* 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 215<sup>TH</sup> STREET WEST AND 23<sup>RD</sup> STREET SOUTH**

Mayor Larkin submitted a written statement to recusing himself from all matters relating to ICT Development's where he advised you that he is recusing himself from all matters relating to ICT Development's proposed residential development at the corner of 215<sup>th</sup> West and 23<sup>rd</sup> Street South, including, but not limited to, the developer's recent request for financial assistance from the City for construction of a lift station to service the proposed development and other surrounding areas. He does not believe there is an actual conflict of interest. However, some of the land for the proposed development is owned by members of the Dugan family. Given his relationship to the family and the developer's recent request for financial assistance from the City, he believes it is prudent to recuse himself from further dealings relating to this matter. He requested that Council President Larry Zimmerman preside over all future discussions and votes relating to this matter at future City Council meetings. He stated that he will abstain from those discussions and any votes on the matter. I also advised the developer and its representatives to direct all future communications in this matter to you, Brian Silcott, City Administrator, and Micah Scoggan, City Planner.

***Mayor Larkin exited the City Council Chambers***

Brian Silcott, City Administrator stated that ICT Development presented a request at the October 18, 2021, City Council meeting, asking the City to create a petition in the amount of \$600,000 to fund a lift station which will be sized to allow development of 173 acres of total area. The request was for the City of Goddard to pay \$300,000 (1/2) of the project cost and the remaining cost will be assessed to the lots as platted.

ICT Development also requested 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.

Silcott stated the item was tabled for staff's analysis at tonight's meeting.

Silcott stated that it is staff's analysis that the proposal does not adhere to the Council's October 4th policy directive for each development to carry its own share of infrastructure costs and not a penny more, to be fair and equitable to both current and future residents.

Silcott stated the City of Goddard has the capability of serving this site with City water. However, staff and city engineer recommend any main extension utilize a "loop" approach and install 2220 linear foot of 12" water main at an estimated cost of \$111,000. Staff believes the most prudent extension of water main for a loop to occur along the northside of 23<sup>rd</sup> Street extending the existing main located at the northeast corner of Walnut & 23<sup>rd</sup> Streets. The estimated cost of 1007 linear foot of 8" water main is \$40,280.

Silcott explained that the City cannot afford to cash flow this participation amount without deferring anticipated infrastructure projects that are needed to serve current service delivery provisions. Should the Council opt to participate, staff recommends identifying a cost offset before proceeding with any development agreement.

Silcott added that in the metro area and in current and previous City of Goddard residential developments it is standard for all infrastructure, including primary mains to be assessed to the development it is supporting.

Chris Bohm spoke on behalf of ICT Development, stating that they are at the City Council meeting to ask for any possible assistance that the city could offer to make the development possible. Bryan Legally, with ICT Development asked if the developers pick up the total cost of the lift station, would the city consider contributing \$100,000 to the cost of a 12-inch waterline along 215<sup>th</sup> Street West to the proposed development's north entrance.

**MOTION:** Councilmember *Leland* moved to direct staff to work with the developers and present at the next meeting the fiscal impact of contributing a \$100,000 toward the construction of a 12-inch waterline and how the City's participation would be financed. Councilmember *Traylor* seconded the motion. The motion carried unanimously.

### **GODDARD WOMEN'S CLUB ANNUAL REPORT**

Lisa Stoller, President of the Woman's Club presented the 2021 Annual Report.

**MOTION:** Councilmember *Traylor* moved to direct staff to issue a check for \$1,000 to the Woman's Club. Councilmember *Leland* seconded the motion. The motion carried unanimously.

### **CONSIDER REQUEST FOR ADDITIONAL OPENGOV SOFTWARE MODULE FOR PERMITTING**

Micha Scoggan, Community Development Director presented a request for an additional module for the OpenGov Software platform purchased in 2020. The additional module will be for building permits, including fences, electrical, mechanical, plumbing, etc., and increase efficiency of the city processes and functions.

Scoggan stated the purchase cost is \$8,043 up front and there will be an annual recurring fee of \$7,673. Scoggan recommended allocating the proposed software purchase to line item 10-530-7130 General Fund – Planning & Zoning – Software & Licenses.

**MOTION:** Councilmember *Traylor* moved approve the purchase of the OpenGov building permit module for \$8,043 and to allocate the purchase as presented. Councilmember *Leland* seconded the motion. The motion carried unanimously.

### **CITY ADMINISTRATOR'S REPORT**

Brian Silcott presented the City Administrator's Report dated November 1, 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 including the Community Cleanup/Trash Day on November 20<sup>th</sup> from 8:00 to 11:30 a.m. at 1206 S. 199<sup>th</sup> Street.

**GOVERNING BODY COMMENTS**

Councilmember Zimmerman commented on the impact of contributing \$100,000 to the ICT Development project stating it probably would not be a bad thing.

Councilmember Traylor announced that Saturday November 13<sup>th</sup> is the opening day for pheasant hunting.

Mayor Larkin reminded everyone to get out and vote Tuesday, November 2.

**ADJOURNMENT**

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

*Meeting adjourned at 8:50 pm.*  
*Teri Laymon, City Clerk*