

**AGENDA-REGULAR MEETING
GODDARD CITY COUNCIL
118 NORTH MAIN
GODDARD, KANSAS
NOVEMBER 21, 2022, 7:00 P.M.**

- A) CALL TO ORDER**
- B) PLEDGE OF ALLEGIANCE AND INVOCATION**
- C) APPROVAL OF THE AGENDA**
- D) CITIZEN COMMENTS**
- E) APPOINTMENTS, PROCLAMATIONS, RECOGNITIONS, & NOMINATIONS**
- F) CONSENT AGENDA:**

Items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, the item will be removed from the Consent Agenda and considered separately.

- 1. Approval of Minutes
 - a. Regular Meeting – November 7, 2022
- 2. Accounts Payable
 - a. November 9, \$89,976.67
 - b. November 16, \$40,884.05
- 3. Receive & File: Boards and Commissions
 - a. Library Board (October 10)
 - b. Planning Commission (October 10)

G) UNFINISHED BUSINESS

H) NEW BUSINESS

- 1. Receive & File the Goddard Women’s Club 2022 Presentation
- 2. Resolution Authorizing Sale for Series 2023-1 Temp Notes for Arbor Creek 2nd Addition
- 3. Arbor Creek 2nd Addition Engineering Service Agreement
- 4. Genesis Sports Complex (STAR Bond Project) Final Plat Approval
- 5. Ordinance Amending Sunday Liquor & Cereal Malt Beverage Time of Sales
- 6. Firework permit for Christmas on Main Street

I) CITY ADMINISTRATOR’S REPORT

J) GOVERNING BODY COMMENTS

K) EXECUTIVE SESSION

L) ADJOURNMENT (Next Meeting Monday, December 5, 2022 @ 7:00 p.m.)

Next Assigned Numbers for:
Charter Ordinance No 16
Ordinance No. 908
Resolution 22-31

NOTICE: SUBJECT TO REVISIONS

It is possible that sometime between 6:30 and 7:00 pm immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the council chambers or lobby of City Hall. No one is excluded from these areas during those times.



CONSENT AGENDA HIGHLIGHTS

F.1 Approval of November 7, 2022 Regular Meeting Minutes

F.2 Review of Accounts Payable

November 9, \$89,976.67

November 16, \$40,884.05

- \$21,200.00 Dwest Truck Equipment Furnish & Install Western 9' Snow Plow & Accessories On New 2022 GMC 3500 (Expenditure approved 04.18.22)
- \$18,538.00 Garver October 2022 Professional Engineering Services - Goddard Trails End Phase I Project 2021-04
- \$10,997.00 Overhead Door Replacement Of Pool Doors (Expenditure approved 08.15.22)
- \$9,317.00 Morris, Laing, Evans, Brock & Kennedy, CHTD. October 2022 Attorney Fees
- \$7,500.00 Tyler Technologies Brazos Setup & Configuration, Brazos Project Management
- \$4,350.00 Fortiline Waterworks Purchase Of (20) Water Meters

F.3 Receive & File Boards and Commissions

Library Board (October 10)

Planning Commission (October 10)

**MINUTES-REGULAR MEETING
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
MONDAY NOVEMBER 7, 2022**

The Goddard City Council met in a Regular Session at Goddard City Hall on Monday, November 7, 2022. Mayor Larry Zimmerman called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance and the Invocation. Council members present were Hunter Larkin, Sarah Leland, Larry Zimmerman, Brent Traylor, and Michael Proctor.

Also present were, Brian Silcott, City Administrator; Teri Laymon, City Clerk; Thatcher Moddie, Assistant to City Administrator; Micah Scoggan, Economic Development Director; Matt Lawn, Finance Director; Brooke Brandenburg, Public Works Director; Harlan Foraker, City Engineer, and Ryan Peck, City Attorney.

APPROVAL OF THE AGENDA

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

CITIZEN COMMENTS

None

APPOINTMENTS, PROCLAMATIONS, RECOGNITIONS & NOMINATIONS

None

APPROVAL OF THE CONSENT AGENDA

MOTION: Councilmember *Leland* moved to approve the Consent Agenda as presented. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

CONSIDER ORDINANCE FOR ISLAND ANNEXATION

Micah Scoggan, Community Development Director submitted a petition for annexation from Baughman Company on behalf of Paul Kelsey of Kick'in Development for a tract of land located in the county at around 167th Street and 23rd/Pawnee. This piece of land is proposed to be developed into duplexes on 189 lots.

This land is not abutting the corporate city limits of Goddard which requires it to be annexed as an island annexation per K.S.A 12-520c.

The City Council reviewed the request on October 3, 2022, and per state law agreed to a resolution requesting findings of fact from the Board of County Commissioners (BOCC) determining if the tract of land was a reasonable annexation.

The BOCC met on November 2nd at 9:00 am and determined, based on the facts presented to them, that this request was reasonable and approved the request for annexation.

It is recommended that the City Council:

1. Waive the reading of the ordinance.
2. Approve the annexation ordinance

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

MOTION: Councilmember *Proctor* moved to adopt said Ordinance. *Leland* seconded the motion.

Roll Call:

Yea: Larkin, Leland, Zimmerman, Traylor, Proctor

Nay:

Ordinance #905

ARBOR CREEK 2ND ADDITION PETITIONS AND RESOLUTIONS

GRADING

Brian Silcott presented a petition for improvements and a resolution that authorizes the project and issuance of temporary notes to construct the improvements for future bond issuance under the special assessment statutes. The petitioner is the sole property owner within the proposed improvement district. Under K.S.A 12-6a04 the property owner is requesting that no public hearing or notice be given.

The petition authorizes the construction of grading improvements in the amount of \$841,000.00 with a pro rata rate of 1% per month from the date of approval to offset potential inflationary costs before construction is authorized. The apportionment of special assessments is being computed equally on each lot in Phase 2 without regard to lot size (a common practice).

The costs of the Improvements to be assessed to the Improvement District, the method of assessment shall be on an equal per lot or parcel basis, computed without regard to lot size:

Lots 1 through 44, Block 1, Arbor Creek Second Addition, shall each pay 33/10,000 of the total cost payable by the Improvement District.

Lots 27 through 42, Block 1; Lots 10 through 18, Block 4; Lots 1 through 17, Block 5; Lots 1 through 16, Block 6; Lots 1 through 13, Block 7; Lots 1 through 9, Block 8; and Lots 1 through 12, Block 9, Arbor Creek Addition, shall each pay 64/10,000 of the total cost payable by the Improvement District.

Lots 1 through 10, Block 11; and Lots 1 through 18, Block 12; Arbor Creek Addition shall each pay 95/10,000 of the total cost payable by the Improvement District.

In the event all or part of the lots or parcels in the Improvement District are replatted or the ownership of a single lot is or may be divided into two or more parcels, the assessments shall be calculated or recalculated on the basis of the method of assessment set forth herein.

The apportionment of the cost of the Improvements, between the Improvement District and the City is to be assessed 100% against the Improvement District and 0% to be paid by the City-at-large.

MOTION: Councilmember *Leland* moved to accept the petition for Arbor Creek 2nd Addition Grading . Councilmember *Traylor* seconded the motion. The motion carried unanimously.

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

MOTION: Councilmember *Leland* moved to adopt said Resolution. Councilmember *Proctor* seconded the motion.

Roll Call Vote:

Yea: Larkin, Leland, Zimmerman, Traylor, Proctor

Resolution 22-24

PAVING

Brian Silcott presented a petition for improvements and a resolution that authorizes the project and issuance of temporary notes to construct the improvements for future bond issuance under the special assessment statutes. The petitioner is the sole property owner within the proposed improvement district. Under K.S.A 12-6a04 the property owner is requesting that no public hearing or notice be given.

The improvement will construct pavement on Brookside Court from the east edge of Brookside Street to a point approximately 375 feet east; paving on Cozy Hollow Street from the east edge of Brookside Street to the intersection of Cozy Hollow Street and Cozy Hollow Court near the northeast corner of Lot 28, Block 1, Arbor Creek Second Addition; paving on Cozy Hollow Court from the intersection of Cozy Hollow Street and Cozy Hollow Court near the northeast corner of Lot 28, Block 1, Arbor Creek Second Addition to a point approximately 77 5 feet south. Construction of sidewalk along the south side of Brookside Court; sidewalk along the south side of Cozy Hollow Street; and sidewalk along the west side of Cozy Hollow Court.

The petition for the construction of sanitary sewer improvements in the amount of \$808,000.00 with a pro rata rate of 1% per month from the date of approval to offset potential inflationary costs before construction is authorized.

The costs of the Improvements to be assessed to the Improvement District, the method of assessment shall be on an equal per lot or parcel basis, computed without regard to lot size:

Lots 1 through 44, Block 1, Arbor Creek Second Addition, shall each pay 1/44 of the total cost payable by the Improvement District.

In the event all or part of the lots or parcels in the Improvement District are replatted or the ownership of a single lot is or may be divided into two or more parcels, the assessments shall be calculated or recalculated on the basis of the method of assessment set forth herein.

MOTION: Councilmember *Traylor* moved to accept the petition for Arbor Creek 2nd Addition Paving . Councilmember *Leland* seconded the motion. The motion carried unanimously.

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

MOTION: Councilmember *Proctor* moved to adopt said Resolution. Councilmember *Leland* seconded the motion.

Roll Call Vote:

Yea: Larkin, Leland, Zimmerman, Traylor, Proctor

Resolution 22-25

PAVING COLLECTOR

Brian Silcott presented a petition for improvements and a resolution that authorizes the project and issuance of temporary notes to construct the improvements for future bond issuance under the special assessment statutes. The petitioner is the sole property owner within the proposed improvement district. Under K.S.A 12-6a04 the property owner is requesting that no public hearing or notice be given.

The improvement will construct pavement on Brookside Street from the north corner of Lot 43, Block 10, Arbor Creek Addition, to the south edge of W. 23rd Street. Construction of sidewalk along the west side of Brookside Street. That said pavement between aforesaid limits be constructed with plans and specifications to be furnished by the City Engineer of the City of Goddard, Kansas. Drainage to be installed where necessary.

The petition authorizes the construction of sanitary sewer improvements in the amount of \$526,000.00 with a pro rata rate of 1% per month from the date of approval to offset potential inflationary costs before construction is authorized.

The costs of the Improvements to be assessed to the Improvement District, the method of assessment shall be on an equal per lot or parcel basis, computed without regard to lot size:

Lots 19 through 25, Block 1; Lot 8, and Lots 10 through 14, Block 3; Lots 1 through 9, Block 4; Lots 1 through 10, Block 11; Lots 1 through 18, Block 12, Arbor Creek Addition, shall each pay 1/94 of the total cost payable by the Improvement District.

Lots 1 through 44, Block 1, Arbor Creek Second Addition, shall each pay 1/94 of the total cost payable by the Improvement District.

In the event all or part of the lots or parcels in the Improvement District are replatted or the ownership of a single lot is or may be divided into two or more parcels, the assessments shall be calculated or recalculated on the basis of the method of assessment set forth herein.

The apportionment of the cost of the Improvements, between the Improvement District and the City is to be assessed 100% against the Improvement District and 0% to be paid by the City-at-large.

MOTION: Councilmember *Traylor* moved to accept the petition for Arbor Creek 2nd Addition Paving Collector. Councilmember *Leland* seconded the motion. The motion carried unanimously.

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

MOTION: Councilmember *Proctor* moved to adopt said Resolution. Councilmember *Leland* seconded the motion.

Roll Call Vote:

Yea: Larkin, Leland, Zimmerman, Traylor, Proctor

Resolution 22-26

SANITARY SEWER

Brian Silcott presented a petition for improvements and a resolution that authorizes the project and issuance of temporary notes to construct the improvements for future bond issuance under the special assessment statutes. The petitioner is the sole property owner within the proposed improvement district. Under K.S.A 12-6a04 the property owner is requesting that no public hearing or notice be given.

The improvement will construct constructed a lateral sanitary sewer, including necessary sewer mains and appurtenances to serve the Improvement District defined below. That said Improvements be constructed with plans and specifications to be furnished by the City Engineer of the City of Goddard, Kansas.

The petition authorizes the construction of sanitary sewer improvements in the amount of \$566,000.00 with a pro rata rate of 1% per month from the date of approval to offset potential inflationary costs before construction is authorized.

The costs of the Improvements to be assessed to the Improvement District, the method of assessment shall be on an equal per lot or parcel basis, computed without regard to lot size:

Lots 1 through 44, Block 1, Arbor Creek Second Addition, shall each pay 1/44 of the total cost payable by the Improvement District.

In the event all or part of the lots or parcels in the Improvement District are replatted or the ownership of a single lot is or may be divided into two or more parcels, the assessments shall be calculated or recalculated on the basis of the method of assessment set forth herein.

The apportionment of the cost of the Improvements, between the Improvement District and the City is to be assessed 100% against the Improvement District and 0% to be paid by the City-at-large.

MOTION: Councilmember *Leland* moved to accept the petition for Arbor Creek 2nd Addition Sanitary Sewer. Councilmember *Proctor* seconded the motion. The motion carried

unanimously.

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

MOTION: Councilmember *Leland* moved to adopt said Resolution. Councilmember *Traylor* seconded the motion.

Roll Call Vote:

Yea: Larkin, Leland, Zimmerman, Traylor, Proctor

Resolution 22-27

WATER MAIN

Brian Silcott presented a petition for improvements and a resolution that authorizes the project and issuance of temporary notes to construct the improvements for future bond issuance under the special assessment statutes. The petitioner is the sole property owner within the proposed improvement district. Under K.S.A 12-6a04 the property owner is requesting that no public hearing or notice be given.

The improvement will construct a water distribution system, including necessary water mains, pipes, valves, hydrants, and appurtenances to serve the Improvement District defined below. That said Improvements be constructed with plans and specifications to be furnished by the City Engineer of the City of Goddard, Kansas.

The petition authorizes the construction of sanitary sewer improvements in the amount of \$300,000.00 with a pro rata rate of 1% per month from the date of approval to offset potential inflationary costs before construction is authorized.

The costs of the Improvements to be assessed to the Improvement District, the method of assessment shall be on an equal per lot or parcel basis, computed without regard to lot size:

Lots 1 through 44, Block 1, Arbor Creek Second Addition, shall each pay 1/44 of the total cost payable by the Improvement District.

In the event all or part of the lots or parcels in the Improvement District are replatted or the ownership of a single lot is or may be divided into two or more parcels, the assessments shall be calculated or recalculated on the basis of the method of assessment set forth herein.

The apportionment of the cost of the Improvements, between the Improvement District and the City is to be assessed 100% against the Improvement District and 0% to be paid by the City-at-large.

MOTION: Councilmember *Leland* moved to accept the petition for Arbor Creek 2nd Addition Water Main. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

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

MOTION: Councilmember *Leland* moved to adopt said Resolution. Councilmember *Proctor* seconded the motion.

Roll Call Vote:

Yea: Larkin, Leland, Zimmerman, Traylor, Proctor

Resolution 22-28

WATER COLLECTOR

Brian Silcott presented a petition for improvements and a resolution that authorizes the project and issuance of temporary notes to construct the improvements for future bond issuance under the special assessment statutes. The petitioner is the sole property owner within the proposed improvement district. Under K.S.A 12-6a04 the property owner is requesting that no public hearing or notice be given.

The improvement will construct constructed a water distribution system, including necessary water mains, pipes, valves, hydrants, and appurtenances to serve the Improvement District defined below. That said Improvements be constructed with plans and specifications to be furnished by the City Engineer of the City of Goddard, Kansas.

The petition authorizes the construction of sanitary sewer improvements in the amount of \$116,000.00 with a pro rata rate of 1% per month from the date of approval to offset potential inflationary costs before construction is authorized.

The costs of the Improvements to be assessed to the Improvement District, the method of assessment shall be on an equal per lot or parcel basis, computed without regard to lot size:

Lots 19 through 25, Block 1; Lot 8, and Lots 10 through 14, Block 3; Lots 1 through 9, Block 4; Lots 1 through 10, Block 11; Lots 1 through 18, Block 12, Arbor Creek Addition, shall each pay 1/94 of the total cost payable by the Improvement District.

Lots 1 through 44, Block 1, Arbor Creek Second Addition, shall each pay 1/94 of the total cost payable by the Improvement District.

In the event all or part of the lots or parcels in the Improvement District are replatted or the ownership of a single lot is or may be divided into two or more parcels, the assessments shall be calculated or recalculated on the basis of the method of assessment set forth herein.

The apportionment of the cost of the Improvements, between the Improvement District and the City is to be assessed 100% against the Improvement District and 0% to be paid by the City-at-large.

MOTION: Councilmember *Leland* moved to accept the petition for Arbor Creek 2nd Addition Water Collector. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

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

MOTION: Councilmember *Leland* moved to adopt said Resolution. Councilmember *Proctor* seconded the motion.

Roll Call Vote:

Yea: Larkin, Leland, Zimmerman, Traylor, Proctor

Resolution 22-29

REQUEST FOR PROPERTY TAX ABATEMENT PHASE II STAR BOND BALL FIELDS

Rodney Stevens, Developer for the STAR Bond Project provided an update on the project and showed photos of all ten softball fields as part of phase two. Stevens said the health club is open and growing daily. The waterpark soft opening is planned to be at the end of this month, with a grand opening sometime before Christmas. The natatorium should follow about two weeks later. Stevens stated the hotel should be done after the first of the year and preschool should be having their first class in January.

Stevens provided a layout of the proposed outdoor sand sports, volleyball and pickleball courts of phase 2 and explained that Phase II was approved with the understanding that Phase II would be treated similarly to Phase 1, such that it would also be eligible for Real Property Tax abatement. This is consistent with the fact that the various portions of Phase I and Phase II are sporting related designed to bring customers to Goddard. However, due to an oversight by the attorneys, the actual real property tax abatement language was left out of the development agreement amendment. We are asking for the project to be formally granted eligibility for real property tax abatement via the issuance of IRBs.

MOTION: Councilmember *Leland* moved to approve the property tax abatement for the STAR bond financed facilities, to include the phase two ballfields, sand sports complex, and parking spaces for those facilities, subject to finalizing a plat identifying parcel identification numbers (PIN #) individually for each Phase 1 and Phase 2 parcel receiving a property tax abatement in accordance with the development agreement; and a mutually agreed upon PILOT agreement, both to be presented to the City Council by the December 5, 2022 regular city council meeting. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

SERIES 2022-1 GO BOND SALE BID AWARD AND AUTHORIZATION

Brian Silcott explained that this item is the first of three items for consideration for the issuance of G.O. Bond Series 2022-1 financing the improvements for Arbor Creek Addition Phase 1 & Collector, Clover Leaf Farms Addition Phase 1, and Elk Ridge Addition Phase 3. The bullet points will detail the actions to undertaken by the City Council to complete the bond sale.

1. Review, consider and award the best bid for the Series 2022-1 GO Bonds, and direct the Mayor and City Clerk to execute the bid form selling the bonds to the best bidder.
2. Consider an ordinance providing for the issuance of General Obligation Bonds, Series 2022-1 providing for the levy and collection of property taxes for the paying of principal and interest on the bonds and pledging the City's "Full Faith and Credit" in the levying of the taxes.

3. Consider a resolution approving the form and details and authorizing and directing the sale and delivery of G.O. Bonds Series 2022-1 providing payment and security of the bonds with all documents and actions to complete and fulfill the terms of the transaction.

On September 19, 2022, the City Council conducted a public hearing for the purpose of receiving written and oral objections to the levying of special assessments to finance the improvements. The City Council also approved an ordinance levying the collection of special assessments for the financing of the authorized improvements.

At the same meeting the adopted Res. 22-20 offering the sale of Series 2022-1 General Obligation Bond issuance totals \$6,310,000. The City selected Gilmore & Bell as Bond Counsel and Stiefel, Nicolas, and Co as the City's Financial Advisor (FA) and authorizes the FA to proceed with the offering of General Obligation (GO) bonds.

The resolution authorized the preparation and distribution of a preliminary official statement related to the placement of the bonds. The resolution also directed staff and the Mayor to prepare the necessary documents to proceed with this issuance.

The resolution sets the sale of the bonds at the Monday November 7, 2022, Regular City Council meeting. The term of the notes will be from 2024 to 2043 with payments made beginning April; 1, 2020, on April 1 and October 1 of each calendar year.

Silcott stated the city received bids at 10:00 AM for the bond sale with the "best bid" received from Piper Sandler & Co. The Total Interest Cost is \$3,512,513.54, less the premium of \$36,470.50, for a true Net Interest Cost of \$3,476,043.04, and a True Interest Rate of 4.178502%

Silcott recommended the City Council accept the best bid of 4/189502% and authorize the Mayor & City Clerk to execute the bid form selling the Bonds to the best bidder on the basis of the bid and the terms specified in the Notice of Bond Sale.

MOTION: Councilmember *Traylor* moved to accept the best bid of 4.189502% from Piper Sandler and Company as presented. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

Silcott presented an Ordinance which authorizes and defines the offering for sale and Notice of Bond Sale in the Kansas Register and the associated offering statements for a principal amount of \$6,620,000.

The bonds will retire Temporary Note Series 2019-1 dated December 18, 2019. The ordinance also directs the levying of special assessments within the improvement district and in the event of insufficient revenue collections, the City Treasurer is directed to make the payment from the General Fund and to levy the collection of property tax from the at-large tax base to reimburse the General Fund for the payment.

The process presented for the assessments and issuance of General Obligation Bonds is identical to that used for The Season's, St. Andrews, Spring Hill, Elk Ridge Phases I and II as well as all other subdivisions within Goddard. Failure to assess the parcels as petitioned by the developer and defined within the presented statutory process, results in the city at-large incurring the cost of improvements.

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

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

Roll Call Vote:

Yea: Larkin, Leland, Zimmerman, Traylor, Proctor

Nay:

Ordinance #906

Brian Silcott presented a resolution that provides the terms and details of the bonds and authorizes the Mayor and City staff to take the necessary steps to complete the transaction as set forth in the resolution, transcript, and compliance with annual reporting and disclosure requirements.

Principal and interest payments are to be made on April 1 and October 1, beginning October 1, 2023.

Series 2019-1 Temporary Notes dated December 18, 2019, with an aggregate principal amount of \$6,310,000 will have a redemption date of December 1, 2022.

Bond term from 2024 through 2043 and callable on bonds maturing 2031 and later with payment of principal amount and accrued interest to the redemption date.

The resolution establishes the form and authorizes the following:

- Transcript Index and certificate certifying the accuracy and effectiveness of the Bond Resolution
- Authorizes Mayor & Staff to sign the bond certificates
- Issuer and Agent Agreement authorizing the State Treasurer to serve as paying agent and registrar of the bonds
- Underwriting Safekeeping Agreement directing the Depository Trust Company to safekeep the Bonds pending Closing
- Closing Certificate certifies accuracy and effectiveness of the documents and terms at the date of closing
- Continuing Disclosure Undertaking for compliance with federal regulations providing for the ongoing disclosure of City of Goddard financial information and operating data

The process presented for the assessments and issuance of General Obligation Bonds is identical to that used for The Season's, St. Andrews, Spring Hill, Elk Ridge Phases I and II as well as all other subdivisions within Goddard. Failure to assess the parcels as petitioned by the developer and defined within the presented statutory process, results in the city at-large incurring the cost of improvements.

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

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

Roll Call Vote:

Yea: Larkin, Leland, Zimmerman, Traylor, Proctor

Nay:

Resolution #22-30

LIBRARY STRATIGIC PLAN UPDATE FROM GODDARD PUBLIC LIBRARY BOARD

Kate Morgan, Library Board member, and Strategic Planning Chair presented the upcoming 2023 Strategic Plan and highlighted a few of the agenda items to work on including new location signs, self-checkout technology, Elves for Christmas on Main Street, Music Garden in the Pocket Park, permanent Story Walk on the trail, Video Conferencing ability, new flooring and bathroom renovations.

Morgan explained that the library has limitations to a growing and thriving library due to space and budget.

Morgan presented a comparison of other libraries by population and stated Goddard is the second smallest out of eight by population and third in per capita checkouts from January to August of this year and currently checking out 6.4 physical items per person in our community. Two of the libraries are five times the size and over twice as big as Goddard. Morgan said their staff is small and mighty, but said she is concerned about burning them out and that we will no longer be able to provide the resources that our community is demanding. Morgan stated the storytelling signups increased by 600 from 2019 to 2022 said that if it increases at the same pace next year, staff might not be able to handle that.

CONSIDERATIO OF BEN HEALY ANNEXATION

Micah Scoggan stated Baughman Company has submitted a petition for annexation on behalf of Ben Healy for a tract of land located in the county generally located at around 183rd St south of US 54 and north of the trail. The land is proposed to be developed into a mixed-use development through the Planned Unit Development (P.U.D) zoning classification.

This land is abutting the corporate city limits of Goddard which allows the city to annex it through the petition process per K.S.A 12-520a.

The city council will now consider an ordinance for annexation which will become finalized after it is published in the city newspaper.

The City Council is considering approving an ordinance annexing a tract of land into the corporate city limits. State law allows specific annexations under certain circumstances per K.S.A 12-520a

- (1) The land is platted, and some part of the land adjoins the city.
- (2) The land adjoins the city and is owned by or held in trust for the city or any agency thereof.
- (3) The land adjoins the city and is owned by or held in trust for any governmental unit other than another city except that no city may annex land owned by a county without the express permission of the board of county commissioners of the county other than as provided in subsection (f).
- (4) The land lies within or mainly within the city and has a common perimeter with the city boundary line of more than 50%.
- (5) The land if annexed will make the city boundary line straight or harmonious and some part thereof adjoins the city, except no land in excess of 21 acres shall be annexed for this purpose.
- (6) The tract is so situated that $\frac{2}{3}$ of any boundary line adjoins the city, except no tract in excess of 21 acres shall be annexed under this condition.
- (7) The land adjoins the city and a written petition for or consent to annexation is filed with the city by the owner.

MOTION: Councilmember *Proctor* moved to 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: Larkin, Leland, Zimmerman, Traylor, Proctor

Nay:

Ordinance #907

AUTHORIZE BULK WATER METER PURCHASE

Brooke Brandenburg, Public Works Director stated the City of Goddard is expected to experience significant growth in the near future and the various subdivisions already approved by the City Council will include nearly 1,100 new water service connections. Each service connection requires the installation of a new water meter. Meter requests are increasing, requiring multiple installations daily. In October of 2022, 32 meters were installed on new water services and many more dwellings under construction that will require water meters.

Currently water meter purchases are made in lots of twenty meters and 20-meter antennas bought on an 'as needed' basis. High construction volume requires multiple meter installations per week. A lagging supply line can delay their delivery, impacting Public Works ability to meet new construction needs. To avoid a situation in which a new meter is unavailable when needed Public Works is requesting authority to purchase 300 Kamstrup 2100 FlowIQ water meters and 300 antennas. After the bulk purchase is made, the meter inventory will be replenished based on current inventory and the number of active building permits. Replenishment orders will include twenty meters and twenty antennas.

Brandenburg explained that Public Works is requesting spending approval of \$74,250.00 to purchase 300 water meters and meter antennas. The amount will be budgeted to 82-830-8235 Water Reserve Fund, Collection & Transmission, Residential Water Meters. The current balance is \$146,313 and will receive a \$25,000 transfer by year-end.

MOTION: Councilmember *Larkin* moved approved the purchase of 300 water meters and meter antennas as presented. Councilmember *Leland* seconded the motion. The motion carried unanimously.

CONSIDER PURCHASE OF BACKHOE FOR PUBLIC WORKS

Brooke Brandenburg stated a backhoe is an important tool used to repair and install utility infrastructure, repair streets and many other important daily uses. Public Works had two functional backhoes, a New Holland 555E purchased new in 2000 and a 2006 model New Holland B95 purchased used in 2012. The 555E began having major hydraulic issues in the fall of 2021 and was taken out of service. During the September meeting the City Council approved the sale of the 555E backhoe, it is currently listed for auction. The New Holland B95 is still operational but requires regular repairs and needs to be sent to the shop for rebuilt hydraulic cylinders.

Public Works requested bids from three vendors for a suitable replacement for the aging New Holland B95DTC backhoe and received two responses. Replacement criteria include 70 hp or similar diesel engine, extended boom reach, standard bucket availability, warranty, and standard creature comforts.

The optional equipment bid was a set of 48-inch forks that can be used in place of the front bucket. Bids are listed below:

	Wichita Tractor Co. - New Holland B95DTC	Murphy Tractor & Equip - John Deere 310 G
Backhoe	109,655.00	117,568.80
Forks (optional)	6,500.00	3,833.09
Extended Warranty	6,652.00	9,884.91
Total:	\$ 122,807.00	\$ 131,286.80

The New Holland B95DTC backhoe is the best bid and the best fit for Public Works needs. It is a new version of the backhoe Public Works currently uses and features an extendable boom that increases bucket reach by nearly 4-feet allowing greater flexibility when working in confined spaces and when digging in a yard with limited work area. The optional 48-inch pallet forks can be used in place of the front bucket and gives the ability to work with items too heavy for the skid steer. The extended warranty provides 60 months or 5,000 hours of use and covers all non-user-related parts failures with a \$250 deductible. Estimated delivery date is January 5, 2023.

Public Works is requesting spending approval of \$122,807.00 to purchase a New Holland B95DTC Backhoe from Wichita Tractor. The amount will be charged to 81-410-8220 Equipment Reserve Fund, Streets Administration, Heavy Equipment Capital Outlay. The current balance is \$702,346.44 and \$87,500 transferred in by year-end.

MOTION: Councilmember *Larkin* moved approved the purchase of a New Holland B95DTC Backhoe from Wichita Tractor as presented. Councilmember *Leland* seconded the motion. The motion carried unanimously.

CITY ADMINISTRATOR’S REPORT

Brian Silcott, City Administrator reviewed the progress of the STAR Bond Site and updated the City Council on the current residential developments, including Arbor Creek, Elk Ridge, Clover Leaf, Rustic Creek, and the Cedar Street Rehabilitation Project.

Silcott also reviewed the upcoming events and notable agenda items for November 21, 2022.

GOVERNING BODY COMMENTS

Councilmember *Larking* reminded everyone to get out and vote.

Councilmember *Traylor* stated that Fall Fest was a success and thanked everyone involved.

EXECUTIVE SESSION

None

ADJOURNMENT

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

*City Council Minutes
November 07, 2022*

*Meeting adjourned at 7:50 pm.
Teri Laymon, City Clerk*

CITY OF GODDARD
 ACCOUNTS PAYABLE LIST: NOVEMBER 09, 2022
 COUNCIL REVIEW: NOVEMBER 21, 2022

VENDOR NAME	DESCRIPTION	AMOUNT
CALVIN OPP CONCRETE, INC.	INSTALL NEW HANDICAP ACCESS AT STREET IN FRONT OF 226 N MAIN ST. REPAIR OF CITY WALK ON NORTH MAIN. REMOVE & REPLACE WALK SECTIONS IN LINEAR PARK.	\$ 4,900.00
CARD SERVICES - UMB PURCHASE CARD	OCTOBER 2022 PURCHASES - SHELITE	\$ 52.08
CERTIFIED ENGINEERING DESIGN	MISCELLANEOUS ENGINEERING SERVICES FROM 2.12.22 TO 10.01.22.	\$ 7,575.50
CINTAS	STOCK/ORGANIZE FIRST AID CABINETS - PUBLIC WORKS/WWTF	\$ 142.64
CLASSIC FORMS & DESIGN CO	(1000) 2-PART CURT REMINDER NOTICES	\$ 150.00
CONTINENTAL RESEARCH CORPORATION	CHEMICALS FOR WWTF	\$ 616.11
CORE & MAIN	WATER PARTS	\$ 4,519.66
COX BUSINESS	MONTHLY INTERNET SERVICE-PUBLIC WORKS, CITY HALL	\$ 1,426.28
GARVER	OCTOBER 2022 PROFESSIONAL ENGINEERING SERVICES - GODDARD TRAILS END PHASE I PROJECT 2021-04	\$ 18,538.00
HEARTLAND ENVIRONMENTAL DISTRIBUTORS, INC	CHEMICALS FOR WWTF	\$ 5,058.51
KAESER COMPRESSORS	INSPECTION OF OMEGA BLOWER-WWTF	\$ 500.00
MIDWEST TRUCK EQUIPMENT	FURNISH & INSTALL WESTERN 9' SNOW PLOW & ACCESSORIES ON NEW 2022 GMC 3500 <i>(Expenditure approved 04.18.22)</i>	\$ 21,200.00
MUNICIPAL SUPPLY, INC. OF WICHITA	(10) SETTERS - WATER PARTS	\$ 2,502.10
NUTRIEN AG SOLUTIONS	MAD DOG WEED KILLER - WWTF	\$ 379.05
O'REILLY	MOTOR OIL	\$ 11.99
ORKIN	MONTHLY PEST CONTROL SERVICE - LIBRARY. QUARTERLY PEST CONTROL SERVICE - PUBLIC WORKS.	\$ 263.00
QUILL	TRUVIA SWEETENER	\$ 39.99
SEDGWICK COUNTY DEPARTMENT OF FINANCE	OCTOBER 2022 INMATE HOUSING FEES	\$ 420.42
SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION, INC.	MONTHLY ELECTRICAL SERVICE - NORTH PARK, SPRINGHILL STREETLIGHTS, ELKRIDGE SEWER LIFT STATION	\$ 276.63
THE DATA CENTER	PRINT/MAIL (352) DELINQUENT NOTICES, (2132) UTILITY BILLS, (2041) NEWSLETTERS. REPLACE POSTAGE FUNDS USED IN OCTOBER 2022.	\$ 1,995.23
TIMES SENTINEL NEWSPAPERS, LLC	TURKEY GIVE AWAY SUPPORT AD	\$ 60.00
TRUGREEN	FALL AERATION AND SEEDING - LINEAR PARK	\$ 2,600.00
USA BLUEBOOK	2.5" LIQUID FILL GAUGE	\$ 134.69
UTILITY HELPNET, INC.	WASTEWATER ENGINEERING SERVICES & TECHNICAL SUPPORT	\$ 295.63
WASTE MANAGEMENT	MONTHLY TRASH SERVICE - PUBLIC WORKS, COMMUNITY CENTER/CITY HALL, WWTF	\$ 519.16
WILDCAT PAINTING, INC.	SPLASH PAD RESURFACING <i>(Expenditure approved 09.06.22)</i>	\$ 15,800.00
	TOTAL	\$ 89,976.67

CITY OF GODDARD
 ACCOUNTS PAYABLE LIST: NOVEMBER 16, 2022
 COUNCIL REVIEW: NOVEMBER 21, 2022

VENDOR NAME	DESCRIPTION	AMOUNT
ATLAS ELECTRIC, LLC	TROUBLESHOOT & REPLACE WIRING AT WWTF PUMP, TROUBLESHOOT WELL #8 PUMP.	\$ 354.50
BEALL & MITCHELL, LLC	NOVEMBER 2022 MUNICIPAL JUDGE SERVICES	\$ 1,625.01
CARD SERVICES - UMB PURCHASE CARD	OCTOBER 2022 PURCHASES - LAYMON, SCOGGAN, MELLINGTON, RONEY	\$ 437.55
CERTIFIED ENGINEERING DESIGN-CED	NOVEMBER 2022 ENGINEERING SERVICES	\$ 1,000.00
CORE & MAIN	WATER PARTS	\$ 844.12
COX BUSINESS	MONTHLY INTERNET SERVICE - WWTF	\$ 253.99
CREATIVE AWARDS	PROMOTIONAL HATS	\$ 306.60
CULLIGAN	BOTTLED WATER	\$ 42.00
FAMILY HEALTH AMERICA, L.C.	NOVEMBER 2022 FSA ADMINISTRATIVE SERVICES	\$ 100.00
FIRESTONE COMPLETE AUTO CARE	(4) NEW TIRES - 2019 CHARGER	\$ 570.68
FORTILINE WATERWORKS	PURCHASE OF (20) WATER METERS	\$ 4,350.00
GODFREY'S INDOOR RANGES & TACTICAL SUPPLY	UNIFORM SHIRTS & PANTS - POLICE	\$ 411.95
KAESER COMPRESSORS	WWTF BLOWER REPAIR PROJECT APPROVED 09.06.22	\$ 202.25
KIDDS TOWING	TOWING FEES - 211 TAHOE, 2016 CHARGER, 2018 CHARGER, 2021 EXPLORER	\$ 490.00
LAVEIST, ARLENE-VISION ALLIANCE MARKETING, LLC.	NOVEMBER 2022 COURT PROBATION SERVICES	\$ 250.00
MERIDIAN ANALYTICAL LABS	LAB ANALYSIS - DRINKING WATER	\$ 45.00
MID KANSAS COOPERATIVE ASSOCIATION	DIESEL EXHAUST FLUID	\$ 117.36
MORRIS, LAING, EVANS, BROCK & KENNEDY, CHTD.	OCTOBER 2022 ATTORNEY FEES	\$ 9,317.00
NATIONAL BAND & TAG COMPANY	(300) 2023 DOG TAGS	\$ 88.71
OVERHEAD DOOR	REPLACEMENT OF POOL DOORS <i>(Expenditure approved 08.15.22)</i>	\$ 10,997.00
QUILL	CUSTODIAL SUPPLIES, PENS	\$ 212.15
RED EQUIPMENT	BALANCE OF INVOICE FOR STREET SWEEPER ROTARY BEACON LIGHT	\$ 106.14
THE TAP	REPLACEMENT WALL MOUNT FAUCET-WWTF	\$ 139.04
TYLER TECHNOLOGIES	BRAZOS SETUP & CONFIGURATION, BRAZOS PROJECT MANAGEMENT	\$ 7,500.00
WATERWISE ENTERPRISES	WATER TREATMENT CHEMICALS - CHLORINE BLDG	\$ 1,123.00
	TOTAL	\$ 40,884.05

Goddard Public Library Board Meeting Minutes October 2022

October 10, 2022

1. Roll Call: Vicki Luthi, April Hernandez, Kate Morgan, Lisa Fouts, Connie Brake, Frank Petsche, Tegan Ulmen, Tamera Judd, and Sherry Lauer were present. Margo Rakes was absent.
2. Approval of Agenda: Kate motioned to approve; Tamera seconded the motion. Everyone approved.
3. Approval of minutes: Approved.
4. Citizen Comments: none.
5. Correspondence and Communications:
 - a. SCKLS – the tech grant put 3 new PCs in the Lab.
 - b. Walmart – gave the library a \$1,000 grant.
 - c. Tamera Judd – put in her resignation from the board.
6. Director's Report:
 - a. The rates for the Chamber Blue insurance plan came in. They are slightly less expensive than the Director's current plan.
 - b. Movie and Games in the park went well. Thatcher would like to partner with us to do other programming. Shakespeare or Jazz in the park.
 - c. Fall Fest is October 22, there will be a book sale from 9-1. There is a new Story Walk on the Trail the current one will be brought in and cleaned up.
 - d. The mobile library will be in the Fall Parade.
 - e. Carrie has done events at both High Schools.
 - f. Active Aging newspaper will put an article in their next paper about the Mobile Library.
 - g. Story Book Pumpkin Patch has started.
 - h. April has been asked to join the Early Learning Advisory Council for the school district.
7. Financial Report: Lisa motioned to approve: Tegan seconded the motion. Everyone approved.

8. Old Business:

- a. Friends/Foundation update: Cynthia has been nominated for president. There will be a restructuring of the foundation's fees.
- b. City update: Kate and Sherry spoke with Brian and Micah from the city. Kate will talk to the City Council at an upcoming meeting. She also plans to talk with individual council members about the needs of the library.
- c. Annual Survey: will be available for patrons to fill out at the Fall Fest and Xmas on Main Street.
- d. Soar Analysis: The board members were given the Soar Analysis worksheet to fill out and return at the next meeting.
- e. The library will be close on October 27th so that the librarians can attend the KLA conference.

9. New Business:

- a. Mobile Library is complete. The ribbon cutting ceremony will be Monday October 17th.
- b. April added changes to the Collection Development/challenges policies. Connie motioned to approve; Tegan seconded the motion. Everyone approved.
- c. Fall Fest: the library will be close Saturday but will be having a book sale from 9-1.
- d. Medical Equipment: April has been talking with the Lions club about removing some of the extra medical equipment from the basement.

10. As may be presented: none.

Kate motioned to adjourn the meeting at 8:00pm and Frank seconded the motion. Everyone approved.

**MINUTES-REGULAR SESSION
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
October 10, 2022**

The Goddard Planning Commission met in regular session at Goddard City Hall on Monday October 10, 2022. Vice-Chair Coyne called the meeting to order at 7:00 p.m. Vice-Chair Coyne led in the Pledge of Allegiance and Commissioner Cline led the Invocation.

Commission members present were:

Doug Hall, Darrin Cline, Justin Parks, Ryan Walker, Jamie Coyne, Daniel Hayden,

Commissioners absent were:

Shane Grafing

Also present were: Micah Scoggan Community Development Director; Thatcher Moddie Assistant to the City Administrator; Don Folger of Folgers and associates; Bryan Lagaly Developer.

APPROVAL OF THE AGENDA

MOTION: *Commissioner Cline* motioned to approve the agenda for October 10, 2022, regular Planning Commission meeting. *Commissioner Walker* seconded the motion. The motion carried unanimously.

6-0

APPROVAL OF THE MINUTES

MOTION: *Commissioner Cline* moved to approve the minutes from September 12, 2022. *Commissioner Hall* seconded the motion. The motion carried unanimously.

6-0

CITIZEN COMMENTS

None

Vice-Chair Coyne closed the citizens comments.

BOARD OF ZONING

F.1 Lot Split 900 & 904 Cloverleaf St case # SPLT-22-4

Scoggan introduced the subject. He stated that Abbott Land Survey has submitted an application for a lot split at 900/904 Cloverleaf St. The application is to split the lot down the middle to convert an existing duplex into a twin home. The difference between a duplex and a twin home is a duplex is owned by one individual or company.

With a twin home, one side is owned by one individual or company and the other side is owned by another. This requires two separate parcel numbers or tax ids which requires the lot to be split.

Scoggan stated that the city subdivision regulations dictate requirements for conversion to twin homes in Article 2.102 and lot split requirements in Article 12.122.

Scoggan went through the requirements for a lot split approval. He said it was recommended that the Planning Commission approve the lot split application for 900 & 904 Clover Leaf St Case # SPLT-22-4

MOTION: *Commissioner Walker* moved to approve the lot split application for 900 & 904 Clover Leaf St Case # SPLT-22-4. *Commissioner Cline* seconded the motion.

6-0

OLD BUSINESS

None

NEW BUSINESS

H.1 Amending Article 12.132

Scoggan introduced the subject. He stated 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.

Discussion around oversizing the city infrastructure for future developments was discussed with the City Council on October 4, 2021.

This proposal was later reviewed on March 7, 2022, with the City Council and followed up with another review on October 3, 2022.

He said the Planning Commission is reviewing adding some language to Article 12.132 of the subdivision regulations. This language will state how the city can oversize potential infrastructure

and how the city will pay for and recoup the cost of that infrastructure.

If the Planning Commission approves the changes, final review will be with the city council followed by a recommendation for adoption of an ordinance that will need to be published in the city newspaper.

Scoggan stated in review that the current article that is being presented for review is found in article 12, 132 of the subdivision regulations.

He said the Planning Commission is reviewing an ordinance that would outline how the city can oversize future infrastructure and assess the oversizing cost to future developments.

Oversizing city infrastructure would utilize a benefit fee to assess the potential at large cost the city would incur for oversizing infrastructure. These costs will be assessed to each development, as needed, for them to connect to city infrastructure. This assessment will be for oversizing infrastructure only and will not be used for cost-sharing of infrastructure that is needed for an individual development.

Scoggan mentioned costs for developments vary and as such they could not include it in the master fee schedule as a static cost for that reason. The city attorneys have determined the best way to reference a fee that does not have a hard number set to it would be through the subdivision regulations.

Scoggan said the subdivision regulations currently has language for how a developer could pay for the costs of infrastructure in terms of petitions and recouping the cost.

Scoggan said it was recommended that the Planning Commission approve the amendment to article 12.132 of the subdivision regulations.

Commissioner Coyne said current method would be for development one to come online and then wait for development two and then assess that development at that time.

Scoggan said that is correct. Typically what you would see is development one would come by and if a main was needed to run along an arterial street to that development that developer would have to pay the whole cost of that main. The city received some complaints about that, and the city has looked into how to make these costs more equitable.

Scoggan said it can save the city money because the city will borrow the money now and apply the cost later as opposed to borrowing the money later at potentially a greater amount for the same improvements.

Commissioner Cline asked if the oversizing is paid for the water customers and the city until development two comes in?

Scoggan said if the infrastructure was one million dollars the city would borrow a million dollars and apply half to development one and carry the cost of the other half until it can be applied to development two.

Commissioner Cline asked if at large meant the water customers?

Scoggan said everyone not just the water customers.

Commissioner Walker asked if there are carrying costs?

Scoggan said there is always interest. The city gets better interest rates than the developer.

Commissioner Walker asked if it would get passed on with the interest?

Scoggan said yes.

Scoggan said either way the city has always done specials and it would be more cost effective for the city to pay now for infrastructure than later.

Commissioner Hall asked if there are any projects where the city is looking at using this?

Scoggan said yes, he can't talk about all of them because some of them are not public yet.

Commissioner Cline said the only problem he had is everyone else in the city of Goddard has to pay for the rest of it. Everyone else has already paid their specials.

Scoggan said it is not like the public will get an extra bill. The money will come out of the funds they have allocated in water or sewer or the general fund ect.

Commissioner Cline said everyone's water bill would go up.

Scoggan said no the water bill wouldn't go up. It means the city would incur cost or debt which would mean instead of paving a street that project might get deferred for a time until development two came online.

Commissioner Hayden asked if this expansion make is more efficient of seeing more developments go in?

Scoggan said yes. Very much so.

Scoggan said it is like seeing development pop up along a rail line or a road or any type of transportation.

Commissioner Hayden said so it is like an investment.

Scoggan said yes.

Commissioner Walker asked if this is standard practice.

Scoggan said they try to emulate Wichita, but other cities of their size have not implemented this yet. He said Derby is working on theirs now.

MOTION: *Commissioner Hall* moved to approve the amendment to article 12.132 of the subdivision regulations.

Commissioner Walker seconded the motion.

6-0

H.2 Site plan Boat and RV storage

Scoggan introduced the subject. He stated that Don Folgers of Folgers and Associates has submitted a site plan application for a Boat and RV storage building located on 6th St in the cul-de-sac. This site plan application is for the developer Bryan Lagaly to construct in the commercial C-2 district a boat and RV storage building.

All non-residential principal structures are required to have a site plan submitted.

Scoggan said that the façade material coverings are required to be approved by the Planning Commission.

Scoggan said it was recommended that the Planning Commission approve the site plan for the Boat and RV Storage building contingent upon final approval for the façade covering.

Commissioner Hall asked if there would be a screening requirement for the south side of the south development?

Scoggan said for this agenda item it would not be required but for the follow up agenda item it would be required.

Commissioner Hall said these are two separate agenda items?

Scoggan said yes two separate agenda items that way they can be considered independently of one

another if there is an issue with one it won't affect the other one.

Scoggan asked *Bryan Lagaly* if the screening will go on both lots?

Bryan Lagaly said yes it will go around both lots except where there is a gate.

Commissioner Coyne asked if it was going to be single access into both lots.

Bryan Lagaly said yes.

Commissioner Coyne asked about the two north lots and if anything was happening there.

Scoggan said nothing right now. It is platted and it would be considered infill development since all the infrastructure exists.

Scoggan said the cul-de-sac makes for commercially odd, shaped lots. That is why he required façade coverings on the north lot to be on the west side and on the south lot the north face for the façade covering.

Commissioner Cline asked if the drive was going to be gravel?

Bryan Lagaly said it is all going to be paved.

Commissioner Cline asked about drainage.

Don Folger said the dashed line that splits the lot is the drainage easement. He said it is really flat right now. They are picking up the water from the lot above and they are surface draining into a catch basin and putting it in a culvert.

Commissioner Cline asked if there was assize that was the minimum before it needed to have detention.

Scoggan said typically an acre or more.

Bryan Lagaly said the lots are just under a half-acre each.

Commissioner Hall asked what the façade requirements were.

Scoggan said it was up to the Planning Commission to approve the façade materials. It is required unless they ask for a variance.

Commissioner Hall said the existing buildings in that cul-de-sac one has some masonry and the other has nothing.

Bryan Lagaly said they went with metal on metal instead a brick because it wont rust out as fast. He said it will look the same in ten years as it does now.

MOTION: *Commissioner Walker* moved approve the site plan for the Boat and RV Storage building contingent upon final approval for the façade covering.

(MOTION)

Commissioner Cline seconded the motion.

6-0

H.3 Site Plan Office and Flex Space Building

Scoggan introduced the subject. He stated that Don Folgers of Folgers and Associates has submitted a site plan application for a office and flex space building located on 6th St in the cul-de-sac.

This site plan application is for the developer Bryan Lagaly to construct in the commercial C-2 district an office and planned flex space building.

All non-residential principal structures are required to have a site plan submitted.

Scoggan said screening is required.

Scoggan said it is recommended that the Planning Commission approve the site plan for office and flex space building contingent upon the approval of the façade covering.

Commissioner Hall asked if a metal fence for screening was acceptable.

Scoggan said yes since it is a screening requirement and not a residential privacy fence.

Commissioner Cline asked what color the fence was going to be.

Bryan Lagaly said it would be gray.

Commissioner Coyne asked if it was an eight-foot fence or a six-foot fence?

Bryan Lagaly said it was a six-foot fence.

Scoggan said eight feet was the maximum for screening purposes and six feet it the minimum.

MOTION: *Commissioner Hayden* moved to approve the site plan for office and flex space building contingent upon the approval of the façade covering.

Commissioner Walker seconded the motion.

6-0

CITY PLANNER REPORT

I.1 Economic Report

Scoggan introduced some economic trends that he was observing and show some metrics from different sources theorizing how these trends would impact Goddard and the surrounding area.

PLANNING COMMISSIONER COMMENTS

Commissioner Coyne asked why so many people were coming to Kansas from Missouri?

Scoggan said it was speculative, but he thought it might have been because some Missouri schools lost their accreditation from poor metrics which doesn't encourage people to stay around the area.

Scoggan said there are many different factors job opportunities the availability of land. Housing ect.

Commissioner Cline asked how a school loses its accreditation?

Scoggan said he would have to go back and look but he thinks it is failing tests scores, poor graduation rates.

ADJOURNMENT

MOTION: *Commissioner Cline* motioned to adjourn the meeting. *Commissioner Walker* seconded the motion.

Motion carried **6-0**

Meeting adjourned at 7:54 pm.

Micah Scoggan, Community Development Director



Receive an annual Report and Request for Support
from the Goddard Women's Club