

**MINUTES-REGULAR MEETING  
CITY OF GODDARD  
118 NORTH MAIN, GODDARD, KS  
MONDAY, AUGUST 1, 2022**

The Goddard City Council met in a Regular Session at Goddard City Hall on Monday August 1, 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, Michael Proctor, and Brent Traylor.

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

**APPROVAL OF THE AGENDA**

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

**CITIZEN COMMENTS**

None

**APPOINTMENT TO GODDARD PLANNING COMMISSION**

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

Jody Crow stepped down from the Planning Commission after her position became untenable due to changes in the bylaws that required all Planning Commissioners to reside within city limits unless otherwise specified by state law.

The city council did approve amending the Planning Commission bylaws on February 7, 2022.

Daniel Hayden resides in the city limits of Goddard fulfilling the bylaw requirements and comes recommended by Mayor Zimmerman.

**MOTION:** Councilmember *Traylor* moved to approve the appointment of Daniel Hayden to the Goddard Planning Commission. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

**APPROVAL OF THE CONSENT AGENDA**

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

**BIG ARM DEVELOPMENT FINAL PLAT**

Micah Scoggan, Community Development Director, presented a final plat submitted by Garver, LLC on behalf of the developer Bob Armstrong. The Preliminary and Final Plats were approved at the March 14, 2022, Regular Planning Commission Meeting. This plat is for the Big Arm Development located off 23<sup>rd</sup>

and 199<sup>th</sup> (Goddard Rd). This plat is in line with the sale of the city owned land under contract by Mr. Bob Armstrong and approved by the city council.

The development is being plated for twenty-nine duplexes, considering the Philips pipeline that runs diagonally through the property.

One lot is remaining for the existing church building which has yet to be determined to what purpose it will be used. This development has restrictive covenants on it by the Heart of Kansas Southern Baptist Association (HOKSBA). The HOKSBA has agreed to lift the covenants upon the sale of the land. They will receive 50% of the proceeds from the sale or \$15,000 whichever is greater.

A cross lot drainage agreement has been secured with the property owner of Brent Wood Apartments.

The Plat is for thirty residential lots, twenty-nine duplexes and one lot remaining to be determined.

**MOTION:** Councilmember *Leland* moved to approve the final plat of Big Arm Development. Councilmember *Traylor* seconded the motion. The motion carried unanimously.

### **CONSIDER PURCHASE OF NEW SPLASH PAD MANIFOLD**

Brooke Brandenburg, Public Works Director, submitted a request to purchase a new manifold for the Splash Pad, which pumps water to various parts of the Splash Pad, to keep on hand in case the current manifold fails. Since the edge of the manifold has been shortened and capped, there is no room to repeat this repair. Therefore, if this manifold were to fail, there would be no way to repair it in the short term.

The Manifold would be placed on order through Athco and stored at the Public Works facility until the current manifold fails, or at the beginning of next season if the integrity of the current manifold is in question. The Splash Pad is an important attraction and going without this custom-sized manifold could place the area out of commission for weeks or months at a time.

Staff is requesting spending approval of \$10,780 for a New Manifold for the Area Special Parks & Recreation Fund, Capital Outlay 60-320-8600.

It was the consensus of the Governing Body to get a bid on a stainless-steel manifold or having one customized for the Splash Pad.

### **R2 ZONING DISTRICT MODIFICATION ORDINANCE**

Micah Scoggan explained that on March 11, 2019, the Planning Commission approved amending the R-2 zoning classification to allow for smaller lot sizes and reduced bulk regulations. On March 18, 2019, the City Council approved these changes. Continuing review of the subdivision regulations have shown that R-2 allows for single family detached housing to have 6-foot side yard setbacks while single family-attached, and duplexes must have 10-foot side yard setbacks. This requirement impedes the potential design layout for duplexes and twin homes in Goddard and disproportionately limits two family developments over single family.

The revised regulations allow for any acceptable principal use to have the same side yard setbacks and same lot requirements.

The Planning Commission approved the R-2 zoning modification on February 14, 2022.

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

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

Roll Call:

Yea: Larkin, Leland, Zimmerman, Traylor, Proctor

Nay:

**Ordinance # 895**

**2022 STREET MAINTENANCE RFP**

Brooke Brandenburg stated in 2011, the Governing Body adopted the Pavement Rehabilitation Cycle for City Streets. This document provides a timeline for maintenance on city streets in relation to the age of

The 2022 street maintenance proposal includes four projects addressing various street concerns throughout the city. The four projects are:

**N. Cedar Street:** From Kellogg extending south to Fourth St.

- Repairs will include milling the top two” of asphalt from the road, cutting and repairing any spots that extend into the base and overlaying with two” of new asphalt.
- Best Bidder is APAC-Kansas for \$80,597

**23<sup>rd</sup> Street:** Culverts on 23<sup>rd</sup> just east of 215<sup>th</sup> St.

- Repairs include replacing the existing culverts, removing and replacing 140’ of the road. Includes removing all asphalt, repairing the base, and relaying 6” of new asphalt. Nowak construction will replace the culverts and APAC-Kansas was the best bidder for the road construction.
- Total project cost is \$93,312

**City Hall Alley:** North 185 linear feet of the alley behind City Hall and the Community Center

- Project includes removing the damaged concrete and replacing with new reenforced concrete. Alley will be recontoured to direct drainage flow away from the private property to the east and towards the center of the alley.
- Best Bidder is OPP Concrete for \$26,050

**Utility Cut Repair:** Seven openings made to conduct water repairs in various parts of Old Town

- Project includes removing backfill, repairing the base with crushed concrete and laying new asphalt.
- Best bidder is APAC-Kansas for \$15,000

**Total cost for all projects is: \$214,959**

Public Works requesting a 15% contingency to cover any unforeseen repairs that may surface during the projects. A breakdown of vendors and cost is detailed below:

| Project                   | Company with Best Bid        | Bid Amount        |
|---------------------------|------------------------------|-------------------|
| Cedar St                  | APAC-Kansas, Inc.            | \$ 80,597         |
| 23rd St Culvert           | Nowak Const & Holland Paving | \$ 93,312         |
| City Hall Alley           | OPP Concrete                 | \$ 26,050         |
| Utility Cut Repair        | APAC-Kansas, Inc.            | \$ 15,000         |
| <b>Total Cost:</b>        |                              | <b>\$ 214,959</b> |
| <b>Contingency (15%):</b> |                              | <b>\$ 32,244</b>  |
| <b>Total Request:</b>     |                              | <b>\$ 247,203</b> |

If approved, staff will allocate the \$107,578 for the 2022 Roadway Maintenance Program to the Special Highway-Street fund, Streets Administration, Capital Outlay, line item 40-410-8410, the remaining \$139,625 will be allocated to Capital Improvement Fund 90-410-8410. Total project cost including 15% contingency is \$247,203.

Staff recommended that the City Council approve the 2022 Roadway Maintenance Program bids in the amount of \$247,203.

**MOTION:** Councilmember *Traylor* moved approve the 2022 Roadway Maintenance Program as presented. Councilmember *Leland* seconded the motion. The motion carried unanimously.

**PURCHASE OF UPDATED LANDIA MIXER FOR WASTEWATER TREATMENT FACILITY**

Brooke Brandenburg submitted a request to replace a failing mixer at the Wastewater Treatment Facility with a new Landia POP-I 250 Submersible Mixer. Landia mixers use a unique propeller/hub sealing system that does not require failure prone seals to protect the units motor and electronics and a high-quality energy effect design that outlasts standard mixers. Landia will come onsite to setup and train staff how to maintain and operate the mixer and it has a one-year warranty.

The City’s WWTF has four mixers that aid in the treatment of influent by maintaining basin flow and holding solids in suspension. Proper mixing within the anoxic and anaerobic zones can help ensure lower effluent nutrients and improved treatment efficiency. The mixers currently in use have been in operation since the wastewater treatment plant was built and one is currently experiencing seal failure.

Public Works is requesting spending approval of \$19,000.00 for the purchase of a new Landia POP-I 250 Submersible Mixer. The amount is budgeted and will be allocated 100% to Sewer Reserve Fund 83-860-7350.

**MOTION:** Councilmember *Larkin* moved to authorize the purchase of a new Landia Submersible Mixer 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.

Silcott also reviewed the upcoming notable agenda items for August 15 meeting and reminded the City Council that there will be a Special Meeting August 22, 2022 to conduct a Budget Hearing to Adopt the 2023 Budget.

### **GOVERNING BODY COMMENTS**

Councilmember Larkin reminded everyone to get out and vote on August 2, 2022.

Councilmember Leland asked who is responsible for maintaining the weeds along Main Street. City Administrator Brian Silcott stated that each individual owner of the property on Main Street is responsible for maintaining the weeds along the curb, but that a city crew will likely weed all along Main Street.

Councilmember Proctor stated that 1<sup>st</sup> National Bank hosted a Safety Fair with Police and Fire Rescue in attendance.

Mayor Zimmerman stated he is excited to see that Genesis will be opening soon. It has been a long time waiting for the STAR bond project.

### **ADJOURNMENT**

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

*Meeting adjourned at 7:45 pm.*  
*Teri Laymon, City Clerk*