

**MINUTES-REGULAR MEETING
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
MONDAY, OCTOBER 17, 2022**

The Goddard City Council met in a Regular Session at Goddard City Hall on Monday, October 17, 2022. Mayor Larry Zimmerman called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance and the Invocation led by Mayor Zimmerman. Council members present were 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 *Leland* moved to approve the agenda. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

CITIZEN COMMENTS

None

APPOINTMENTS, PROCLAMATIONS, RECOGNITIONS & NOMINATIONS

None

APPROVAL OF THE CONSENT AGENDA

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

CONSIDER ORDINANCE FOR INFRASTRUCTURE FEE

Micah Scoggan, Community Development Director explained 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 with the city attorneys has determined that the best way to reference this benefit fee is through the subdivision regulations.

Any changes to the subdivision regulations must be done by the Planning Commission first after a public notice has been published in the city newspaper allowing 20 days to elapse per City of Goddard regulations, article 13, and state law K.S.A 12-757

The Planning Commission reviewed the changes on October 10, 2022 and voted to approve the changes.

There was some concern by the Planning Commission that these costs will be carried by existing residents in the form of increased water rates. This is not the case.

Final review will be followed by a recommendation for adoption of an ordinance that will need to be published in the city newspaper per K.S.A 12-3007.

The Governing Body is reviewing an ordinance that would outline how the city can oversize future infrastructure and assess the oversizing cost to future developments. No action needs to be taken until after the Planning Commission has reviewed and approved the changes to the subdivision regulations.

- Oversizing city infrastructure as needed for future developments. This cost would be carried by the city at large until such time as that cost can be assessed to the future developments that ask for connection.
- These costs will be carried by the city through the Capital Improvement Program (CIP) until such time as the city can recoup the cost by assessing specials on the new development.
- 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.

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 *Leland* seconded the motion.

Roll Call: Yea: Leland, Zimmerman, Traylor, Proctor
Nay:

Ordinance # 904

RECEIVE AND FILE FALL FESTIVAL UPDATE FROM GODDARD CHAMBER

Angie Duntz, President of the Goddard Chamber of Commerce announced the Fall Festival 2022 will be October 21 through October 23 and is sponsored by Mel Hamilton Ford. Duntz said the festival events on Friday will include food trucks, the Goddard Chamber and Goddard Central Wine and Spirits Beer Garden before and after the Goddard versus Eisenhower football game as well as a concert on the main stage beginning at 8:00 p.m. Saturday activities include vendors, parade, food trucks, banks on the main stage all day beginning at 12:30 p.m. The beer garden, Scavenger Hunt, Kids Corner rides and inflatables and concluding with headliner banks and fireworks. Sunday will start early with the hot-air balloon launch at sunrise, food trucks in linear Park and a Goddard Public Library Story Walk.

Duntz explained that there are new rides and inflatables this year along with a 40-foot zip line, a rock-climbing wall. There will also be a non-profit showcase which will take place on Saturday in Linear Park and will be able to present their services on stage during the festival. Duntz added that there will also be a scavenger hunt where players will complete a scavenger hunt card by visiting the vendors and nonprofits with hints on the cards and the winner will receive a prize value at a hundred dollars.

Duntz displayed some the merchandise available for purchase.

RURAL WATER DISTRICT AGREEMENT FOUR

Brian Silcott, City Administrator stated that Mr. Kelsey would like to develop 131.43 acres of ground located in the area of 167th Street West & 23rd Street South. On October 3, 2022, the City Council adopted a finding of facts for an island annexation of one of the three parcels included in the agreement with the two remaining parcels already located within the City of Goddard corporate limits.

Rural Water Districts #4(RWD #4) purpose is to provide potable water to rural areas not served by municipal water systems. As such the provision of fire suppression water service is beyond the scope of a rural water district's core mission. Because of this RWD #4 is unable to provide water service to the area. As the 131.43 acres is within or near existing municipal corporate limits the City of Goddard is able to serve the area.

Rural Water and Mr. Kelsey have agreed in concept or to form of this agreement. This agreement has been negotiated and crafted by City Attorney Ryan Peck with RWD #4 legal counsel through consultation with City Bond Counsel Kevin Cowan and City Administrator. This agreement is similar to other agreements between RWD #4 and the City of Wichita.

The agreement provides for \$500.00 per acre of property to be served for a total compensation amount of \$65,715.00. RWD #4 releases the territory to the City of Goddard and that the payment amount is to be financed by the developer or by the City of Goddard through the establishment of a Community Improvement District for the assessment of costs to be allocated on a per lot basis through the application of special assessments.

Payment to RWD #4 is to be made "No later than 30 days following the completion of a Phase. The developer will pay RWD the pro rata amounts attributable to such Phase. The remaining balance, if any, shall be paid no later than ten (10) years from the Effective Date of the Agreement.

Silcott said there is no direct cost associated with the approval of the agreement, however the City will be responsible for the General Obligation cost of the territory (through the CID) and the constructed improvements in accordance with (IAW) K.S.A. 12-6a01 *et seq.* special assessment provisions.

It is recommended the City Council: Authorize the Mayor to sign the agreement with RWD #4 and Mr. Paul Kelsey to serve 131.43 acres of RWD #4 service territory.

MOTION: Councilmember *Proctor* moved to authorize the mayor to sign the agreement with RWD #4. Councilmember *Traylor* seconded the motion. The motion carried unanimously.

SPLASH PAD MANIFOLD

Brooke Brandenburg, Public Works Director, stated this item was originally presented during the August 1, 2022, City Council meeting where City Staff was directed to inquire about a stainless-steel alternative to the quoted PVC manifold. Athco does not produce a stainless-steel manifold and the fabricators contacted could not produce a cost-effective alternative.

The Splash Pad Manifold, which pumps water to various parts of the Splash Pad, has been repaired twice in the past year. While staff believes the repair might hold for the interim, we recommend buying a new manifold 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 likely 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 attraction out of commission for weeks or months.

Brandenburg stated that staff is requesting spending approval of \$10,780 for a new splashpad manifold. 100% of the funding will come from the Special Parks & Recreation Fund, Capital Outlay 60-320-8600

MOTION: Councilmember *Traylor* moved to approve the spending approval of \$10,780 for a new splashpad manifold as presented. Councilmember *Leland* seconded the motion. The motion carried unanimously.

RFP SOD AND SPRINKLER SYSTEM FOR STORM SHELTER

Brooke Brandenburg explained that in 2012 the City Council showed interest in providing a public storm shelter for residents in case of a catastrophic event within the city limits. During the June 18, 2022, meeting the City Council approved the construction of the Linear Park Storm Shelter for the cost of \$84,821.10. The shelter is built to FEMA storm standards and allows the safe occupancy of eighty-six people.

In the decade following construction the shelter has become a safe place for residents to gather during a storm, as well as a popular park feature used for sledding and other recreational purposes. Weather and foot traffic have degraded the grass and dirt covering the shelter resulting in dead grass and exposed concrete.

Brandenburg stated to address the deteriorating conditions city staff is proposing a rehabilitation of the dirt and sod covering the storm shelter. The project includes adding material to the entire structure to increase the soil depth on the top and creating additional slope on the sides. The irrigation system will be extended to provide additional water coverage to the top of the structure, and sod will be laid. Finally, public works staff will clean and paint the wingwalls.

Staff solicited and received bids from several companies. Bids were submitted separately for the dirt and sod/irrigation portions of the project. The best bidder for the dirt work is local company Nowak Construction, Cantrell Cutting Company was the best bidder for the sod and irrigation. Public Works staff will paint the endcaps.

- Dirt Work: Nowak Construction - \$6,326
- Sod and Irrigation: Cantrell Cutting Company - \$9,000
- Endcap paint: Integrity Coatings: \$1,174

Total cost as bid is \$16,500, staff is requesting a contingency of \$4,000 in the event the dirt portion of the project requires additional material. Staff is requesting spending approval of \$20,500 to rehabilitate

the storm shelter in Linear Park. 100% of the funding will come from the Capital Improvement Fund - Parks & Recreation - 90-320-8600.

Brook stated staff is recommended the City Council approve spending authority for \$20,500 to rehab the Linear Park Storm Shelter.

MOTION: Councilmember *Proctor* moved to approve the spending authority for \$20,500 to rehab the Linear Park Storm Shelter. Councilmember *Proctor* seconded the motion. The motion carried unanimously.

WATER TOWER MAINTENANCE AGREEMENT

Brook Brandenburg stated the city’s water tower is a vital part of the water infrastructure; it provides 500,000 gallons of storage and pressurizes the water distribution system. To ensure the tower meets all City, KDHE and EPA water quality guidelines and regulations it must adhere to a strict maintenance schedule. Maintenance items include regular internal and external inspections, cleaning, and painting. The tower was last cleaned and painted in 2018 at a cost of \$127,635.

Maintaining the water tower is vital to providing clean, safe water to our community. Tower maintenance includes regular inspections, internal and external cleanings, and painting. The cost of the various maintenance items can be substantial and have a significant impact on the annual budget.

To make tower maintenance work easier to budget and plan, Public Works requested a multi-year maintenance plan from Maquire Iron. The maintenance plan addresses all required cleanings, inspections, and internal and external painting of the water tower over a ten-year period. The following table details the yearly services and cost:

| Year | Service | Annual Spend |
|----------|---|--------------|
| Year: 1 | Clean Out / ROV Steelwork Repairs | \$21,500.00 |
| Year: 2 | Visual Inspection | \$22,360.00 |
| Year: 3 | Clean Out / ROV Exterior Pressure Wash Paint - Interior Wet | \$23,254.00 |
| Year: 4 | Visual Inspection | \$24,185.00 |
| Year: 5 | Clean Out / ROV | \$25,152.00 |
| Year: 6 | Visual Inspection | \$26,158.00 |
| Year: 7 | Clean Out / ROV | \$27,204.00 |
| Year: 8 | Paint - Exterior Paint - Interior Dry | \$28,293.00 |
| Year: 9 | Visual Inspection | \$29,424.00 |
| Year: 10 | Clean Out / ROV Chemical Clean | \$30,601.00 |
| | | \$258,131.00 |

Maquire Iron built the water tower and has a good history of providing quality maintenance and repair services to the City of Goddard.

Public Works is requesting spending approval of \$258,131.00 to enter a ten-year Water Tower Maintenance Plan with Maquire Iron. The amount will be budgeted annually to Water Utility Fund – Treatment & Processing – Repair & Maintenance Utility Infrastructure 20-860-6150.

MOTION: Councilmember *Proctor* moved to approve the spending approval of \$258,131 over a ten-year Water Tower Maintenance Plan with Maquire Iron 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 2022.

GOVERNING BODY COMMENTS

Councilmember Leland asked if the basketball court and chess game at Means Park was not being utilized, could the city install a Pickleball Court in the space. Brook Brandenburg stated that he heard that the School District was planning to put in a Pickleball Court across from Means Park but stated that he had plans to improve the area in question.

Councilmember Traylor stated that he enjoyed the Library Ribbon Cutting last week. Traylor also stated that he recently visited the Harrison Park DIY Project in Kansas City where they had turned a cul-de-sac into a skateboard park.

Councilmember Proctor gave a shout out to the Police, stating that he witnessed a high-speed chase where the Police was able to stop perpetrators vehicle and apprehend the suspects.

Mayor Zimmerman stated that he was glad to see the Fall Festival continuing to grow every year and excited to be a part of it.

EXECUTIVE SESSION

None

ADJOURNMENT

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

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