



P.O. Box 667 • 118 North Main Street • Goddard, Kansas 67052 • ph 316-794-2441 • fax 316-794-2401

To: Honorable Mayor and City Council
From: Brian W. Silcott, City Administrator
Cc: Department Directors & Staff
Re: City Administrator Report for the week of January 6, 2020
Date: January 6, 2020

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

STAR Bond: The building permit for the Genesis Health Club at the Goddard STAR Bond was pulled in December of 2019. The dirt work and pad for the build are currently in progress. Below is an updated picture of the STAR Bond Site:



Arbor Creek: The first phase of Arbor Creek Addition is progressing nicely. Phase 1 consists of 55 homes and includes sanitary sewer mains and laterals as well as the paving that will reach into the middle of the new subdivision's club house. The current total for special assessments is \$2,891,000 in phase 1 and collector improvements. The SE Growth Corridor Sewer Lift Station should be presented at the January 21st regular city council meeting. Special assessment costs are paid entirely by the developer and the home buyers. Arbor Creek will have a total of 245 homes with an average value of approximately \$300,000 at build out.

Revenue/Tax Burden estimates follow: The assessed valuation of a \$300,000 home at the assessment rate of 11.5% is \$34,500/home and \$1,150 average municipal tax bill at the current and historical mill levy of 33.323 mills. Phase 1 will generate \$63,250 in property tax collections and full build out is an estimated valuation of \$8,452,500, generating \$281,750 in City of Goddard (municipal) property tax collections.



Clover Leaf: Work on Clover Leaf Addition is picking up momentum. The image below shows work on the storm water system for Phase I. Clover Leaf contains 133 total lots. Phase 1 consists of 50 total homes with 22 lots sited along Martens Ct. for duplex units which will increase water and sewer customer count by 44 users. Phase 1 also includes 28 lots for single family residential homes. Clover Leaf Phase 1 has \$2,211,000 in special assessments, although this amount may be somewhat less as stormwater and paving work concludes. The exact value of an average home is currently unknown. More information will be provided to the Governing Body as it is known. An aerial image from Friday, January 3, 2020 is on the following page.



Elk Ridge: This final phase of Elk Ridge includes 24 lots bringing the total lots in Elk Ridge to 77 total homes. There are currently 53 homes in Elk Ridge with 31% of the lots available for purchase. This phase includes \$830,800 in special assessments. The average home value is \$300,000, an assessed valuation of \$34,500, and generates \$1,150 in municipal property taxes. At full build out Phase 3 will generate \$27,600 in City taxes and a total subdivision generation of more than \$88,500.



Rustic Creek Addition: City Planner Micah Scoggan plans to present a plat approval for Rustic Creek Addition at the January 21st or February 3rd regular City Council meeting. This addition contains 106 single family lots for construction. The anticipated average home value is not yet known but it is anticipated to be in line with St. Andrews Addition average values totaling \$200,000, which is an assessed valuation of \$23,000 and generating roughly \$770 in municipal

property taxes at the current mill levy of 33.323. This addition is located immediately to the east of Autumn Blaze Addition and the homes along 199th Street West behind the Orscheln's. Access is planned to the south from Main Street between Orschlen's and Kwik Shop, from the west through Autumn Blaze Addition, and to the east off of 199th Street West.

Medical Lodge Sr. Housing: Work is progressing on this senior housing project that was approved in 2017. The development adds 12 parcels and 24 utility customers plus the club house to Goddard's housing inventory. The average value is approximately \$160,000/\$80,000 per unit/duplex. Each unit valued at approximately \$80,000 will generate an assessed valuation of \$9,200 and a total assessment of \$220,800 (excluding the clubhouse). Each unit generates a municipal property tax of \$307 or an estimated total municipal property tax generation of \$7,360 plus the clubhouse valuation.



SE Growth Corridor Lift Station: Staff will present bids in January for construction of the sanitary sewer lift station that will serve a minimum of 3 ¼ sections or an estimated 800 homes. Arbor Creek Addition will be one of those additions served by this project. The project is estimated to total \$780,000 and will be financed through the issuance of 4 year temporary notes with a portion of the notes planned to be retired in 2024 with the remainder being financed through a long-term debt issuance. In an effort to safe guard and even improve upon our AA- S&P bond rating and to reduce the potential for a negative cash flow impact in the event of a financial downturn the local Wichita metro economy, Staff cautions against any further public/private partnerships for residential development for the 3-5 years.

Water Rights Extension: The City Administrator with assistance from Public Works Director Brooke Brandenburg submitted the necessary paperwork to extend the City's current water rights for an additional five years. The specific water rights that were extended are for Water File #'s 40924 & 40926 with rights until 12.31.2025.

North Park: Due to holiday schedule conflict the closing on the property was delayed and is scheduled to occur the week of January 13th. I hope to report the completion of the transaction at the January 21st regular City Council Meeting.

RCUT Project: This project that was approved at the August 19, 2019 regular meeting with the approval of KDOT agreement #126-19 for Project #54-87 KA-4362-01 is officially underway. The design process is formally underway with surveying and geotechnical investigation to occur over the next four weeks. Field check plans should begin the last week of January and should be completed before March 20th. We anticipate advertising and awarding the bid by the October 5, 2020 regular City Council meeting. The design cost for this project totals \$186,210 and is the responsibility of the City of Goddard with KDOT financing 100% of the project's construction, which is estimated to be \$1,809,310.

183rd Street Frontage Rd Realignment: Design work continues with frontage road access to the north of the bank being determined this week by the 1st National Bank of Hutchinson. Once the north access is established, the City Engineer will finalize the design and submit it to KDOT for review. Staff anticipates advertising the project in March with an April bid award. This project is KDOT project #5215-01 and approved with agreement #28-19 on May 20, 2019. The City is responsible for the design and preliminary construction costs with KDOT financing 100% of the construction. To date the City has spent \$56,335 for right-of-way acquisition required by KDOT for future US-54/400/Kellogg expansion, which was approved at the June 3, 2019 regular City Council meeting.

WAMPO Project Approval: The Wichita Area Metropolitan Planning Organization recently approved a project for traffic and pedestrian improvements to the 183rd Street corridor. City Planner Micah Scoggin presented this project proposal in November of 2019. Funding for the project can be expected in 3-4 years and staff will report back to the Governing Body updates as work/news occurs. Otherwise, this project will be mentioned quarterly during the review of approved projects with the tentative timeline for its development.

2019 Christmas Tree Disposal Site: Goddard Public Works is partnering with Sedgwick County Environmental Resources to provide a Christmas/Holiday Tree disposal location in the parking area at the northwest corner of the swimming pool parking lot in Means Park (Cedar & South Streets). It is the same location as previous years and will be in place until Tuesday, January 22nd. *I have included an attachment with map of the location and image of the disposal site.*

Respectfully Submitted,



Brian W. Silcott,
City Administrator

