City of
Goddard
Your Home, Our Community!

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To: Honorable Mayor and City Council
From: Brian W. Silcott, City Administrator
Cc: Department Directors & Staff
Re: City Administrator Report for the week of February 17, 2020
Date: February 18, 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. To date $14.67 Million has been dispensed with a STAR Bond eligible fund balance of $11 Million remaining for use on the aquatic center. 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.

Elk Ridge: This final phase of Elk Ridge includes 24 lots brining 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: The plat for this project was approved at the February 2, 2020 regular City Council meeting, with nothing new to report from two weeks ago. 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.

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 completed. Field check plans began 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: KDOT is reviewing recommended changes to the initial design, Staff anticipates advertising the project soon after KDOT approval, ideally within the next 6-8 weeks with a May 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.

Tentative items for the March 2nd meeting include:

- Introduction of spring semester Planning Intern Justin Lloyd
- SE Growth Corridor lift station petition & bid award
- 2020 Fleet Purchases
- Request to waive water tap fee for Tanganyika Wildlife Park splash pad
- Goddard Chamber of Commerce Presentation

Respectfully Submitted,

Brian W. Silcott,
City Administrator