



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 April 20, 2020
 Date: April 20, 2020

Below is a brief update on City operations, projects, and future agenda items for the City. The next City Council meeting is scheduled for Monday, May 4th, 2020.

<u>Disbursement #</u>	<u>Date</u>	<u>Amount</u>	<u>Developer</u>	<u>Total to Developer</u>
1	09.29.2014	\$ 2,907,966.48	Worner	\$ 2,907,966.48
2	11.20.2018	\$ 2,131,225.20	R. Steven	
3	02.08.2019	\$ 2,552,466.60		
4	04.17.2019	\$ 1,914,790.50		
5	06.06.2019	\$ 2,290,951.80		
6	08.09.2019	\$ 1,839,832.20		
7	10.29.2019	\$ 1,910,912.40		
8	12.20.2019	\$ 2,034,346.14		
9	02.24.2020	\$ 1,791,610.20		
10	03.31.2020	\$ 2,045,210.40		
TOTAL		\$ 21,419,311.92	Tie Line	\$ 21,419,311.92
			\$ -	
Accounty Fund Initial Deposit		\$ 25,400,000.00	% Remaining	% Expended
Project Balance:		\$ 3,980,688.08	15.67%	84.33%



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. 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. Below is an updated picture of the development.



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. Below are updated photos of the dirt work on the development.



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. Below is an updated shot of the Elk Ridge Development.



Rustic Creek: The plat for this project was approved at the February 2, 2020 regular City Council meeting and the Governing Body directing staff to construct a development agreement to include \$193,916.23 for infrastructure assistance. Rustic Creek Addition will build homes ranging in value from \$200,000 to \$250,000, with Phase I consisting of 35 lots. Given the City's current mill levy of 33.323, the City's contribution will cashflow at 20 homes with a valuation of \$200,000 ea. Below is the location of the proposed development.



Medical Lodge Sr. Housing Update: Work is nearly complete 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. Each unit is individually metered. Picture below:



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 have been finalized. The KDOT plan review will follow and should take approximately six (6) weeks to complete. 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. Pictured below is the picture of the proposed location for the RCUT.



Tentative items for the May 4th meeting include:

- Authorize Mower Purchase for Public Works
- 183rd Street Turn Lane & RCUT Coordination Agreement with Transystems and/or KDOT
- STAR Bond Infrastructure Permanent Financing Authorization Resolution for June 8th Bond Sale
- 2020 Q1 Quarterly Reports

Respectfully Submitted,

A handwritten signature in blue ink that reads "Brian W. Silcott".

Brian W. Silcott,
City Administrator