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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 May 18, 2020
 Date: May 18, 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, June 1, 2020. The plan is for the Governing Body and Staff to meet in person, respecting social distancing protocol, and live streaming the meeting.

STAR Bond: Construction of the aquatic center/natatorium continues to make significant progress the construction of the exterior walls is complete, and the roof trusses will soon in place. After the roof is constructed work on the interior will begin. Almost the entirety of the interior work requires preorder processing. Below is a brief description of the project fund disbursement and remaining project balance and an image of the work to date. Below is a budget breakdown and updated pictures of the development.

Disbursement #	Date	Amount	Developer	Total to Developer
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		
				\$ 18,511,345.44
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 Addition: Work continues to on Phase 1 of this this addition, which includes 55 homes, sanitary sewer mains & laterals, and paving the middle of the subdivision's club house. Total special assessments for this phase is \$2,891,000. The estimated average home value of this addition is \$300,000 each home generating approximately \$1,150 in municipal property tax with Phase 1 generating an estimated \$63,250 annually and \$281,750 annually at full build out. Arbor Creek has 245 lots with 12 lots already sold with 43 phase 1 lots and 233 total lots remaining. Current work includes construction paving of the streets with a forthcoming change order to backfill to the curb, the change order total is \$8,300 and a not to exceed amount of \$10,000. The work should be completed within the next five to ten days and will be completed by a contractor hired from bids to specifically complete the backfill task, saving an estimated \$35,700 in project cost.



Clover Leaf Addition: Work on the water, sanitary sewer, and stormwater is complete, however we do not yet have a construction schedule form Kansas Paving on the date paving will commence. A preconstruction conference was held on April 29, 2020 and staff provide an update in a future report once a construction schedule is known. 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 is an update picture of 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 update picture of the development.



Rustic Creek Addition: 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. The developer has submitted petitions for three phases of development to construct sanitary sewer, water distribution, paving, and stormwater improvements for 20 years and a per lot annual payment estimated at 3.5% interest of \$176.20. The petitions include the cost of the City of Goddard contributing \$193,916.23 for the improvements listed above. I hope to present this item at the June 1, 2020 regular meeting. Approval of the petitions negates the need for a development agreement and obligates the City to the terms of the petition. Petition estimates follow: Sanitary Sewer \$368,000; Water Ph.1 \$213,000; Paving Ph.1 \$637,200, City contribution is \$23,800; Drainage Ph.1 \$694,900, City contribution is \$170,100; Drainage Ph.2 \$368,000. Below is a shot of the proposed location of the 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. Below is an updated picture of the development.



RCUT Project: There is nothing new to report as the design process is underway. KDOT is conducting a plan review which should take approximately six (6) weeks to complete. The project continues to be on pace for a September 24, 2020 bid letting. The approved design budget is \$186,210 with \$59,085.97 being expensed to date. The estimated total cost of construction is \$1,810,000 with KDOT covering the cost of construction. This is project # 2020-01 and KDOT Project #54-87 KA-4362-01. Below is a picture of the proposed location of the project.



183rd Street Frontage & Intersection: The City Engineer & Staff are working with KDOT to allow for construction of the frontage road project in 2020. The 183rd intersection project must conform to the RCUT traffic study and project coordination. We hope to present an amended project plan for the frontage road realignment and authorization for a new 183rd street intersection plan at the June 1st or June 15th meeting. Below is a photo of the area of the proposed project.



Linear Park Playground: Kudos to Public Works staff in finding a solution to the hard water stains on the splash pad water features. Sod, Seed, & Irrigation around the playground areas is complete. Below are updated photos of the playground and splash pad.



Pool Season Prep: Work Continues in preparation to ready the pool for the 2020 summer season. Pictured below is an updated picture of the pool.



New Mowers: The new mowers authorized at the May 4th meeting have arrived! The local mower dealer was unable to meet the pricing for a comparable mower. Below are pictures of the new mowers.



Semi-Truck Parking: Some proactive steps undertaken to reduce complaints & safety issues related to parking items related to the Dillon's distribution center: In June 2019 GPD increased enforcement of parking violations on 215th and met with Dillon's management to educate drivers of the problem. When enforcement didn't have the desired result, the City partnered with SGCO Public works to have "No Parking" signs installed on both sides of 215th from Kellogg to 23rd St. Enforcement was again stepped up to send a clear message to the drivers. As a result, we began to see illegal parking as well as property/road damage from the large trucks parking around the city. Additional "No Parking" signs were installed on side streets like Cedar where complaints were originating. Chief Farris coordinated a meeting with the Undersecretary of the KDOT seeking to construct a parking lot west of the warehouse where large trucks could park waiting to get into the warehouse. Dillon's committed to make 10 spots available on their property for early arriving trucks

In October 2019 the City & Kroger partnered to submit an application to KDOT for funding of the parking area. Chief Farris facilitated stakeholder meetings and Kroger, Inc agreed to donate land and for the application. The application was unsuccessful for the 2019 round of funding. GPD & Public Works has not given up! In January of 2020 Kroger/Dillon's agreed to allow public access to the parking area. A new proposal will be submitted in 2020 with the land donation and public use of the parking area. This is more likely to get attention from KDOT and Dillon's will be reapplying for 2020 funds. This issue has gotten a great deal of attention from GPD, Sedgwick County Sheriff, and KHP.

2020 Budget Process: The 2021 budget season is upon us! Finance Director Matt Lawn & I are working on a "status quo" budget that maintains the same property tax neutral mill levy of 33.323. This means staff will be present a budget that maintains the same property tax mill levy as the 2020 fiscal year. The City of Goddard has the lowest property tax level of any City in Sedgwick County except the City of Viola which lacks any fulltime staff members of a municipal paved road. The 2020 Assessed Valuation notice is received around or by July 1, 2020. The budget calendar is below:

- June 1st Utility Funds (Water & Sewer Funds)
- June 15th Non-Property Tax Funds & Utility Fund Follow-Up
- July 6th General Fund & Set Public Hearing
- July 15th Conduct Budget Hearing & Adopt 2021 Operating Budget

Respectfully Submitted,



Brian W. Silcott,
City Administrator