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 July 20, 2020
Date: July 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, August 3, 2020. City Administrator reports can be found online on the City webpage for City Administration reports from 2008 to present. (**CLICK HERE**)

STAR Bond: Construction of the aquatic center/natatorium continues to make significant progress the construction of the pool roof trusses is complete, and installation of the rooftop is ongoing. After the roof is constructed work on the interior will begin. Further dirt work around the site has also increased in the last two weeks. The open area at the top left-hand side is the aquatic park, which is privately funded and beyond the scope of the City's participation I the project. The picture on the right is looking east at the dirt work for the health club. Almost the entirety of the interior work requires preorder processing. Below is a list of STAR Bond project funds and updated pictures of the development. There have been no new project fund distributions since March.

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. Arbor Creek has $2,891,000 issued with A-1 rated (AAA equivalent) special temp notes issued and $1,104,635 paid to date. Pictured below are the first model and spec homes being constructed, facing east. Also, pictured right is an aerial shot of the development site and lift station site looking Southeast.

Clover Leaf Addition: Work on the water, sanitary sewer, and stormwater is complete, and the installation of paving is underway. 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 updated picture of the dirt work and recent paving completed for the development. Clover Leaf has $2,211,000 issued with A-1 rated (AAA equivalent) special temp notes issued and $1,033,857 paid.

Elk Ridge: There is nothing new to report on Elk Ridge. The final phase of Elk Ridge Addition 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 first home in the development. Elk Ridge Phase3 issued $830,800 in A-1 rated (AAA equivalent) special temp notes issued and has been finalized with $659,527 paid for improvements.

Medical Lodge Sr. Housing Update: Work is near final completion 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 on the left is an updated picture of the final homes near completion. On the right is a shot of the entire complex looking Southeast.

RCUT Project: KDOT has completed its preliminary field plan review. The City Engineer and staff is meeting with TranSystems late this week to review the changes. 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.

183rd Street Frontage & Intersection: Thanks to the assistance and shepherding of the City Engineer and his team at Certified Engineering Design, we've submitted a request for funding for the intersection improvement at 183rd Street West & US-54/400/Kellogg. On June 9th we submitted the request to advertise for bids on the Kellogg Drive Relocation Project (KDOT Project #87 KA-5215-01). We hope to receive authorization this week.

WWTF Fence: Work has started on the fence between the Wastewater Treatment Facility and the new Clover Leaf Housing Development. This project was approved at the April 20, 2020 Regular City Council Meeting. It is necessary for both the safety of residents of the development and the WWTF lagoons. Below are pictures looking East and West on the fencing.

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. At the June 15, 2020 Regular City Council Meeting, the Governing Body approved the development agreement for all previous aspects discussed of the development agreement, excluding the funding for a roundabout entrance totaling $18,298.00. The funding assistance now totals $170,128.83 with modifications required to onsite SWS System $38,010.00, Cost of Detention Improvements $92,858.33 and 30% of the City's total participating cost (not to exceed amount of $39,260.50). The Engineering Service Agreement with Garver Engineering is planned to be presented at the July 20th meeting.

North Park Update: As reported in the June 8th report, Staff continues to prepare for the development of the North Park. Task items include the following: Property Platting, Defining the short-term Capital Budget and long-term Capital Plan, Demolition & Removal of Buildings, Plan Improvements, Building the Plan. The platting process is underway with the City Engineer as the staff lead on this item. The 2020-2025 CIP contains $343,250 in the 2022 fiscal year. Should the City Council decide not to accept a forthcoming purchase offer and with the current CIP calendar, staff anticipates North Park planning to begin 1st quarter 2021. The calendar can be amended but would require foregoing/delaying a planned project or the issuance of debt that would be financed with either an increase in property taxes or the reduction of projects through a dedication of local sales tax. Below is a recent picture of the park property looking to the Southeast.

2020 Budget Process: 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 for the 2021 budget has been received and has increased from $43,702,384 to $46,897,259. This is an increase of $7.31% or $3,194,875 in valuation. The 2021 budget calendar is below:

- July 20th Conduct Budget Hearing & Adopt 2021 Operating Budget

Respectfully Submitted,
Brian W. Silcott,
City Administrator