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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 April 6, 2020
Date: April 6, 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, April 20, 2020. There is a Planning Commission meeting scheduled for Monday, April 13th at 7pm with a digital link to be provided with the agenda packet distribution and on the City's YouTube Channel, [search City of Goddard or click HERE](#).

183rd Street Frontage & Intersection: This project continues to evolve with the City Engineer coordinating a discussion between KDOT and the City to add a north & south bound 183rd Street right turn lane onto Kellogg/US-54/400. The project was originally designed for a left turn lane only and staff requesting KDOT for additional funds to finance right turn lanes and the additional traffic control functions. Should an expanded project be approved the City Council will consider an expanded project agreement with KDOT. The expanded turn-lane complies with the RCUT traffic study and is desired by KDOT. More information will be shared as it is known, but we do not believe this will cause much of delay to the project.



STAR Bond & Goddard Galleria RCUT: This project is finalizing the field check plans with a conference scheduled for Thursday, April; 16th. The purpose of the call is to finalize the design and make any design changes requested by KDOT engineers. The KDOT plan review will follow and 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 \$30,914.45 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.



STAR Bond Project: Construction of the aquatic center/natatorium continues with significant progress on the pouring of the walls can be seen from Kellogg/US-54/400. Once the exterior walls are complete and the roof is in place, the interior work begins. 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.

<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		
				\$ 18,511,345.44
TOTAL		\$ 21,419,311.92	Tie Line	\$ 21,419,311.92
			\$ -	
County Fund Initial Deposit		\$ 25,400,000.00	% Remaining	% Expended
Project Balance:		\$ 3,980,688.08	15.67%	84.33%



Rustic Creek Addition: Staff is currently working with the Rustic Creek development team to put together a development agreement, project improvement petitions, engineering services agreement, and simple breakeven analysis for consideration by the City Council at the April 20th or May 4th regular City Council meeting. The documents are being constructed based upon the unanimous City Council directive of March 3, 2020 to “...draft a development agreement with City participation identified by improvements with a not to exceed dollar amount.” The documents completely mirror the developer’s request for financial assistance to provide a total amount of \$193,916.23 apportioned as listed below:

- Modifications required to onsite SWS System \$38,010.00
- Cost of Detention Improvements \$92,858.33
- Cost of Roundabout Pavement \$18,298.00
- 30% project costs at 30% \$44,749.90

The 20-year debt service assuming 3.00% interest on 20-year bonds requires an estimated annual cash flow, including estimated fees, of \$14,000/year. The developer will market homes ranging in value from \$200,000 to \$250,000 with 35 lots being included in Phase I. Using the \$200,000 amount provided by Mr. Relph, the development agreement draft document contains a minimum house value of \$200,000. Using a \$14,000 annual debt service with a base value of \$200,000 requires 20 homes to cash flow the debt service on the current mill levy of 30.323 (this figure excludes the 3.0 mills for Library operations).

Tanganyika CID: Following up on the March 23, 2020 Special Meeting, where following the public hearing (published on March 5th & March 12th in the Times-Sentinel), Ordinance 848 was unanimously adopted. The paperwork for the collection of the self-petitioned 2.00% Community Improvement District Sales Tax has been submitted and approved by the Kansas Department of Revenue. Collection of the sales tax will begin on July 1, 2020 for a period of 22 years. This CID sales tax will finance interior park capital improvements related to new and expanded attractions. The CID is estimated to generate approximately \$1,650,000 of a larger \$8,300,000 park expansion. The City’s “Full Faith & Credit” is not at risk with the implementation of this CID sales tax.

Public Works Update: Public Works Director Brooke Brandenburg will present the following items at the April 20 regular City Council meeting for your consideration.

- Wastewater Treatment Facility Fence Replacement
 - During the survey for the construction of the Clover Leaf Addition it was identified that the wastewater facility fence slowly drifts onto the Clover Leaf property. The fence is anywhere from 7 feet to 900 feet on the Clover Leaf property
 - The only way to mitigate the fence encroachment is to remove the fence and construct a new fence on the City's side of the property line
 - The fence must be replaced as the lagoons constitute an attractive nuisance and in the absence of adequate fencing the City is responsible for any injuries or damages the may occur to intentional or unintentional trespassers
- Water Well #4 Inspection & Repair
 - The well has been removed from service due to a noticeable vibration in the well shaft and pump house floor. In order to determine the cause of the vibration, the removal and inspection of the pump, column, discharge, and motor. If allowed to continue operation without inspection and maintenance, it is possible the well could fail requiring costly repairs. The cost of the inspection work is \$8,065 Common repair estimates for similar type occurrence range from \$14,663 to more than \$20,000.
 - Staff will request authorization to approve repairs in an amount not to exceed \$25,000 and financed through the Sewer Reserve Fund. To date the Sewer Reserve Fund has not recorded any expenditures of note.
 - Once the repairs are completed, a follow-up field report by the City Administrator and a more thorough update of the project by the Public Works Director at the meeting proceeding the repair.
- Wastewater Plant Sludge Removal Contract
 - It is time for the renewal of this agreement with the only known ag service provider who manages the removal and application of solid waste sludge in the metro area.
 - The current provider is KDHE approved Agri Environmental Services. Current removal cost is \$24,000/year that is paid monthly in \$2,000 increments.
 - The new service agreement increases the monthly amount to \$2,500 (\$30,000/year).
 - The cost for this service is contained in the Sewer Fund, Wastewater Treatment Facility line item 30-860-6460.

Planning Commission Agenda Items: The Planning Commission will meet for its regular monthly meeting on Monday, April 13, 2020 at 7pm. The meeting will be streamed via Zoom, Facebook Live, and via Youtube. Links will be provided with the agenda by City Planner Micah Scoggan. Agenda items include:

- Conditional User Permit for 301 E. 1st
- Vacation & Dedication of Arbor Creek Roadway Entrance off of 23rd Street
- Consideration of a Site Plan for 227 Cedar

Respectfully Submitted,



Brian W. Silcott,
City Administrator