

**City of Sedgwick
City Council Meeting
December 17, 2025**

TO: Mayor and City Council

SUBJECT: Hoover Development

INITIATED BY: Administration

AGENDA: New Business

Background: The City entered into a development agreement with Lange Real Estate on September 17, 2025, for the development of the 40-acre parcel of land at the corner of SW 96th and Hoover. Per the agreement, two concepts are to be developed and presented to City Council for consideration. Upon council's approval of a concept, the developer will draft the Master Development Plan for consideration.

Analysis: Two concepts have been developed for council's consideration based on data collected from the recently completed housing needs analysis and sales market data. In reviewing the concepts, it is imperative that we keep in mind the financial capability of the city to make special assessment payments throughout the life of the project, should the development stall. Furthermore, we must take into consideration the ability of the school district to handle the potential increase in student population and the strain on the existing infrastructure that would occur with any development.

Concept A is a high-density concept containing 125 residential units, onsite paved streets, public sewer, public water, stormwater infrastructure, offsite paving, offsite water, and offsite sewer improvements. This concept is proposed to be completed in phases with final build out being in excess of 10 years. The total infrastructure cost born to the city would be \$8,168,343 recouped through special assessments. Target sales prices for the homes would be \$350,000 and above.

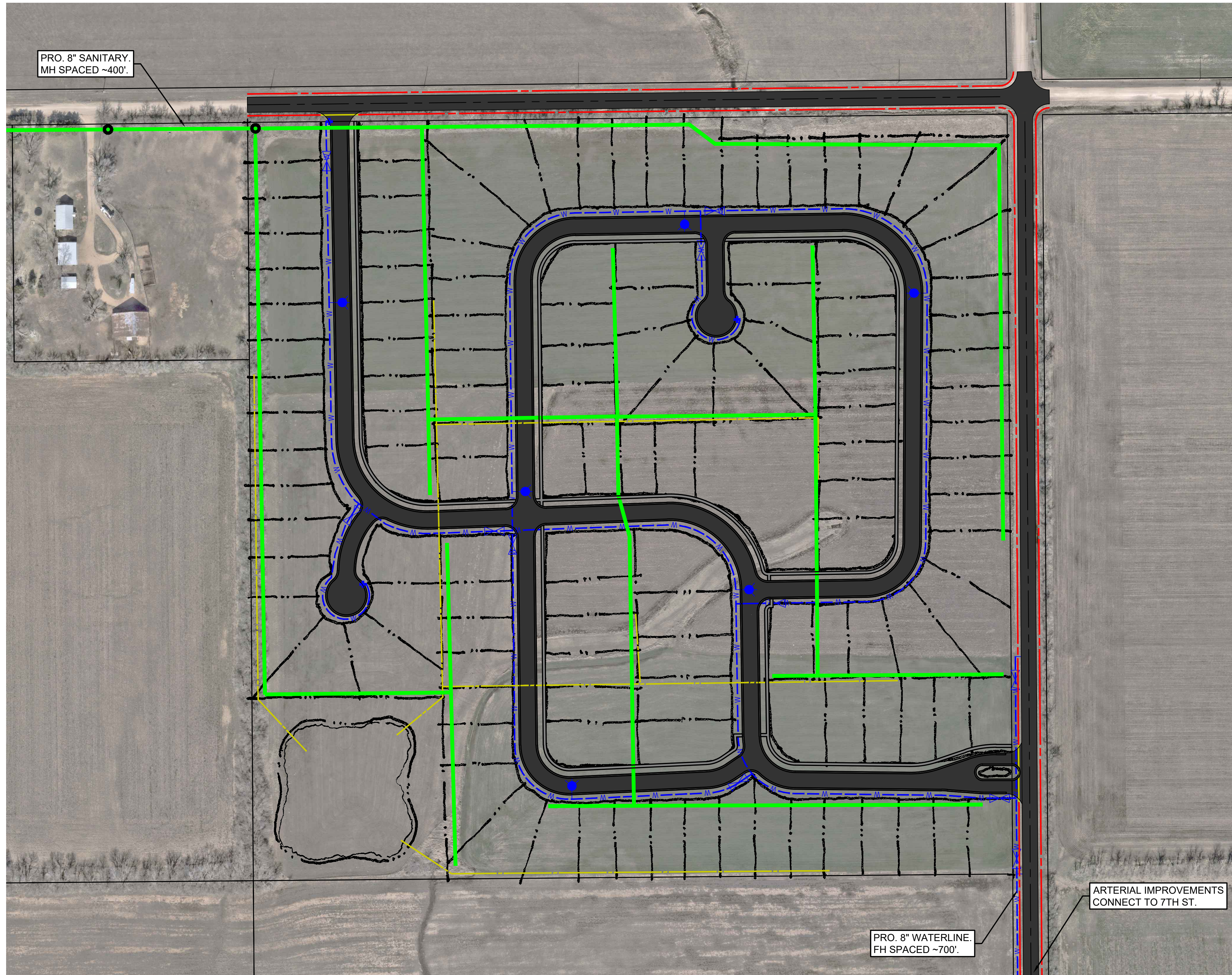
Concept B is a low-density concept containing 24 residential units with a one (1) acre minimum lot size, onsite paved streets, public water, and offsite water improvements. With the sizing of the lots, KDHE will allow for the placement of alternative sewer systems onsite, removing the need for sewer infrastructure extensions. This concept would see final buildout of all lots within five years. The total infrastructure cost born to the city would be \$2,461,699, recouped through special assessments. Target sales prices for the homes would be \$500,000.

Based on the housing needs analysis, the city is projected to have a need of twenty-six (26) housing units with a price range of \$300,000 – \$424,999 within the next five years. Moving forward with Concept A would develop an excess of one hundred (100) housing units upon completion, outpacing the projected need. Moving forward with Concept B would put in place thirteen (13) less units than needed within the timeframe as the city is projected to have a need of thirty-seven (37) housing units within the price range of \$425,000 - \$549,999 in the next five years.

Financial Considerations: The city currently has an outstanding bond amount of \$370,000 for the acquisition of the land. The city would be issuing bonds for the infrastructure costs and recouping those costs through the utilization of special assessments. As the owner of the land, the city would be responsible for making any special assessment payments for lots not sold. Based on the current estimates of infrastructure costs, the development total for specials for each concept (under the assumption that no lots are sold) are as follows: Concept A: \$655,455, Concept B: \$197,533.

Recommendation: Council determination

Attachments: Concepts, Engineering Estimate of Cost



NOTES

1. Offsite Water
 - 1.1. 8" extension to site entrance
 - 1.2. Fire hydrants spacing ~700'
2. Internal Water
 - 2.1. 8" throughout site
 - 2.2. Fire hydrant coverage = 400' minimum
 - 2.3. Services not included
3. AC Pavement
 - 3.1. 13' lane, curb and gutter
 - 3.2. 5" AC Pavement on 5" Crushed Rock Base
 - 3.3. 4" Sidewalk. 5' wide.
4. Arterial Improvement
 - 4.1. 13' lanes
 - 4.2. 7" AC Pavement on 6" Crushed Rock Base
 - 4.3. Ditches on each side for drainage
5. Drainage/Grading
 - 5.1. Incidental SWS
 - 5.2. Lots are mass graded
 - 5.3. 15-20k maximum cut in pond, assume 25k in earthwork

LEGEND

- PROPOSED DITCHES
- PROPOSED SANITARY SEWER
- PROPOSED SWS PIPE
- PROPOSED WATER LINE
- ⊗ PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED SIDEWALK
- PROPOSED AC PAVEMENT

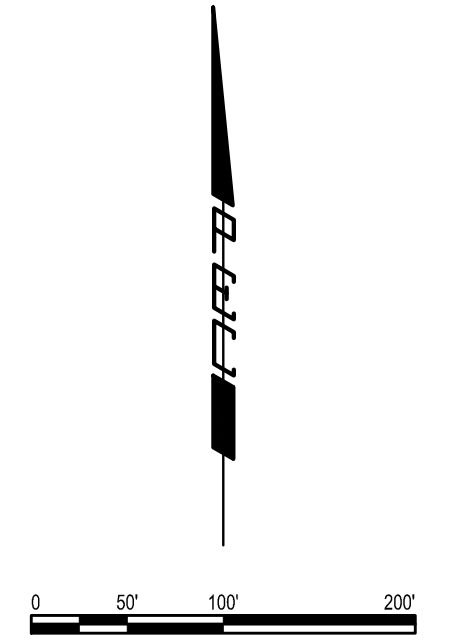
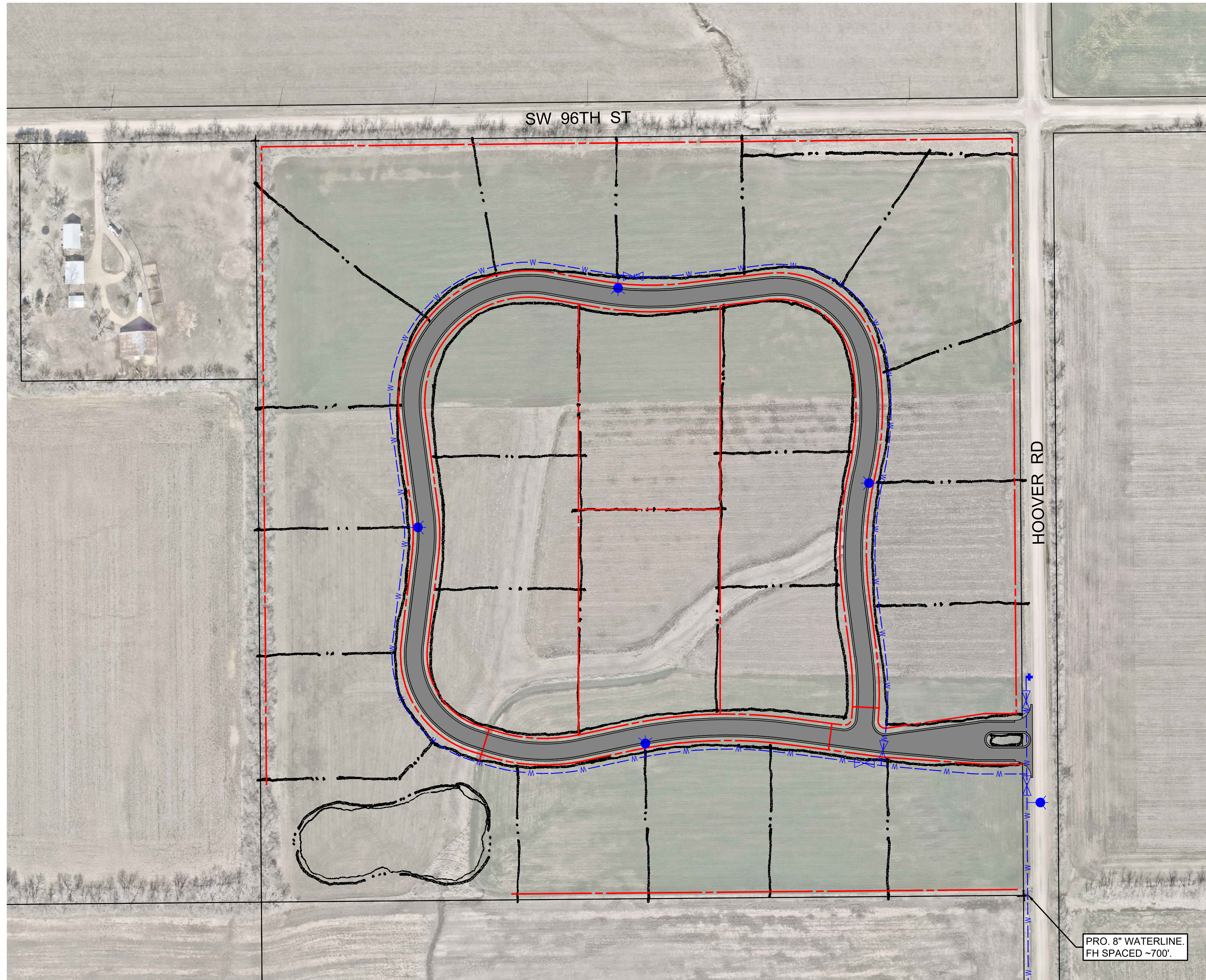
125 LOTS @ 60' x 120' MINIMUM

OWNER: City of Sedgwick
 PROJECT: Hoover Road Property
 Sedgwick, KS
 PEC PROJECT NO: 257088-003
 ESTIMATE DATE: 11/12/25
 HOOVER ROAD PROPERTY CONCEPT ESTIMATE - HIGH DENSITY



DESCRIPTION	ENGINEER'S OPINION OF PROBABLE COST		
	COST	4%, 20 YEAR	5%, 20 YEAR
SUMMARY - 125 LOTS			
ESTIMATE - OFFSITE SANITARY SEWER	\$ 584,050.50	\$ 28.65	\$ 31.24
ESTIMATE - SANITARY SEWER	\$ 1,333,381.50	\$ 65.41	\$ 71.33
ESTIMATE - OFFSITE WATER	\$ 282,075.75	\$ 13.84	\$ 15.09
ESTIMATE - WATER	\$ 748,365.75	\$ 36.71	\$ 40.03
ESTIMATE - STORM WATER DRAIN	\$ 1,804,393.80	\$ 88.51	\$ 96.53
ESTIMATE - ARTERIAL IMPROVEMENT	\$ 1,664,892.90	\$ 81.67	\$ 89.06
ESTIMATE - PAVING	\$ 1,751,183.28	\$ 85.90	\$ 93.68
TOTAL PROJECT COST	\$ 8,168,343.48	\$ 400.69	\$ 436.97

Estimated Monthly Specials



NOTES

1. Offsite Water
 - 1.1. 8" extension to site entrance
 - 1.2. Fire hydrants spacing ~700'
2. Internal Water
 - 2.1. 8" throughout site
 - 2.2. Fire hydrant coverage = 400' minimum
 - 2.3. Services not included
3. RCC Pavement
 - 3.1. 13' lanes, 3' gravel shoulders
 - 3.2. 6" RCC on 5" Crushed Rock Base
 - 3.3. Home construction to install culverts with drives
 - 3.4. No Sidewalk
4. Drainage/Grading
 - 4.1. Ditches and culverts
 - 4.2. Grading only for road and ditches
 - 4.3. 10-15k CY maximum cut in pond

LEGEND

- PROPOSED DITCHES/CULVERTS
- PROPOSED WATER LINE
- X PROPOSED WATER VALVE
- PROPOSED HYDRANT
- PROPOSED PAVEMENT

24 LOTS @ 1 ACRE MINIMUM

U:\Wichita-Civil\2025\257088\03\2PD3_Design_Site\0301\Estimate\257088-003-CJUAN - LOW DENSITY

OWNER: City of Sedgwick
 PROJECT: Hoover Road Property
 Sedgwick, KS
 PEC PROJECT NO: 257088-003
 ESTIMATE DATE: 11/12/25
 HOOVER ROAD PROPERTY CONCEPT ESTIMATE - LOW DENSITY



DESCRIPTION	ENGINEER'S OPINION OF PROBABLE COST		
	COST	4%, 20 YEAR	5%, 20 YEAR
SUMMARY - 24 LOTS			
ESTIMATE - OFFSITE WATER	\$ 268,042.50	\$ 68.48	\$ 74.68
ESTIMATE - WATER	\$ 447,207.75	\$ 114.26	\$ 124.60
ESTIMATE - STORM WATER DRAIN	\$ 582,120.00	\$ 148.73	\$ 162.19
ESTIMATE - PAVING	\$ 1,164,329.10	\$ 297.48	\$ 324.41
TOTAL PROJECT COST	\$ 2,461,699.35	\$ 628.94	\$ 685.88

Estimated Monthly Specials