



CITY OF RAPID CITY

Engineering Division

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No. PW071304-09

7 July, 2004

TO: City of Rapid City Public Works Committee and Council
FROM: Joe Jagodzinski, PE, Project Manager

RE: The Parkview Drive Extension/Construction Project, an assessed project.
Options for assessing the Talley property.

Based upon project cost numbers from the final Contractor's pay request, I have calculated several options for assessment of the involved properties. The Talley property is a part of this recently completed extension of Parkview Drive. I am requesting that the City Council review the various options and approve a final option. This will enable me to prepare and submit the Final Assessment Role for this project.

The Final Pay Request #7 and the Final Construction Change Order #2 are being prepared and will be presented to Public Works and Council. The actual final project cost that will be shown on these documents includes several extra work items requested by adjacent land developers. These items will be billed to them separately and not as a part of the Final Assessment Role. The Assessable amount is \$ 707,152.84.

Necessary background information: Work, necessary to the project, on the Talley property was performed within an older, existing drainage easement and with a temporary construction easement. Discussion with the Talley's outlined several options.

Option #1: The City would keep the existing drainage easement on the Talley property. The Talley property boundary would remain as it was prior to the project. The area encompassed by the existing drainage easement would, have the restrictions that such easements contain. The Talley property would be assessed in accordance with the preliminary Resolution of Necessity. The assessment costs to the Talley's and the other landowner's is shown in the worksheet #1.

Option #2: The City would reduce the size of the drainage easement to that necessary to maintain the reconstructed drainage channel. The Talley's would



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loose no property and would gain the previously useable area held by the larger, existing easement. Cost to the Talley's and the City of Rapid City would be unchanged from worksheet #1.

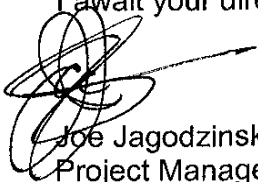
Option #3: In lieu of reducing the easement, the City would eliminate the drainage easement and take an H lot the same size as the reduced drainage easement. If an H lot is taken and the existing easement is eliminated, the Talley property would be reduced and the City property correspondingly increased. If this H lot is taken after the final reading of the Assessment Roll, assessment costs to the Talley's and the City would remain the same as shown in Worksheet #1.

Option #4: This option varies from option #3 as to when the H lot is taken. If the H lot were taken before the final reading of the Assessment Roll, the Talley property would be reduced in overall size and in front footage. These are the two factors by which the assessment costs are determined. Worksheet #2 calculates these revised costs to the assessment landowners. Note that only the Talley's and the City are affected. None of the other landowners are affected in any of these option scenarios.

If the easement remains as is (option #1); or if the easement is reduced (option #2); or if the H lot is filed after the Final Assessment Role is read (option #3); the Talley's assessment would be \$94,215.79. The City of Rapid City's portion would be \$342,239.22.

If the H2 lot is filed prior to the Final Assessment Role (option # 4), the Talley's assessment would be \$63,375.20 and the City of Rapid City's portion would become \$373,079.81. Again, this difference of \$30,840.59 does not affect the other participants. The Talley's request the final option, Option #4.

I await your direction.



Joe Jagodzinski, PE
Project Manager

Enclosure(s): #1 & #2, Parkview Drive Extension Project Assessment Calculations

CALCULATION #1

PARKVIEW DRIVE EXTENSION ASSESSMENT CALCULATIONS #1 4/8/2000 REVISED 4/16/03, 6/24/04, & 7/6/04

OWNER	ASSESSED ACREAGE	INDIVIDUAL % OF TOTAL ACREAGE	PROJECTED ASSESSMENT COST BY ACRE	ASSESSED FRONTAGE (feet)	INDIVIDUAL % OF TOTAL FRONTAGE	PROJECTED ASSESSMENT COST BY FRONTAGE
Harmon & Dorene Talley	4.66	12.52%	\$88,505.92	381.95	14.13%	\$99,925.65
Henry Craig	3.70	9.94%	\$70,272.94	298.62	11.05%	\$78,124.88
Stoneridge Subdivision	9.28	24.92%	\$176,252.14	660.00	24.42%	\$172,669.01
John & Sandi Enger	0.53	1.42%	\$10,066.12	130.00	4.81%	\$34,010.56
RCSD/City of Rapid City	19.06	51.20%	\$362,055.70	1,232.41	45.59%	\$322,422.74

TOTALS: 37.23 100.00% \$707,152.84 2,702.98 100.00% \$707,152.84

COST PER ACRE: \$18,992.69 COST PER FOOT: \$261.62

METHODOLOGY PRESENTED UNDER THE INITIAL RESOLUTION OF NECESSITY

OWNER	ASSESSED ACREAGE	ASSESSED FRONTAGE (feet)	ASSESSMENT COST 50 % BY ACRE	ASSESSMENT COST 50% BY FRONTAGE	TOTAL ASSESSED COST
Harmon & Dorene Talley	4.66	381.95	\$44,252.96	\$49,962.82	\$94,215.79
Henry Craig	3.75	298.62	\$35,136.47	\$39,062.44	\$74,198.91
Stoneridge Subdivision	9.28	660.00	\$88,126.07	\$86,334.50	\$174,460.57
John & Sandi Enger	0.53	130.00	\$5,033.06	\$17,005.28	\$22,038.34
RCSD/City of Rapid City	19.06	1,232.41	\$181,027.85	\$161,211.37	\$342,239.22

\$353,576.42 \$353,576.42 \$707,152.84

Based upon final construction costs of \$605,102.33 plus Design, Interim Finance and Construction Engineering costs, the final assessed amount becomes \$707,152.84.

This worksheet reflects the costs to the landowners under option #1, #2, and #3.

CALCULATION # 2

PARKVIEW DRIVE EXTENSION ASSESSMENT CALCULATION #2 8/4/2000 REVISED 4/16/03, 6/24/04, & 7/6/04

OWNER	ASSESSED ACREAGE	INDIVIDUAL % OF TOTAL ACREAGE	PROJECTED ASSESSMENT COST BY ACRE	ASSESSED FRONTAGE (feet)	INDIVIDUAL % OF TOTAL FRONTAGE	PROJECTED ASSESSMENT COST BY FRONTAGE
Harmon & Dorene Talley	4.23	11.36%	\$80,339.07	177.40	6.56%	\$46,411.34
Henry Craig	3.70	9.94%	\$70,272.94	298.62	11.05%	\$78,124.88
Stoneridge Subdivision	9.28	24.92%	\$176,252.14	660.00	24.42%	\$172,669.01
John & Sandi Enger	0.53	1.42%	\$10,066.12	130.00	4.81%	\$34,010.56
RCSD/City of Rapid City	19.49	52.35%	\$370,222.56	1,436.96	53.16%	\$375,937.06

TOTALS: 37.23 100.00% \$707,152.84 2,702.98 100.00% \$707,152.84

COST PER ACRE: \$18,992.69 COST PER FOOT: \$261.62

ASSESSMENT METHODOLOGY PRESENTED UNDER THE INITIAL RESOLUTION OF NECESSITY

OWNER	ASSESSED ACREAGE	ASSESSED FRONTAGE (feet)	PROJECTED ASSESSMENT COST 50 % BY ACRE	PROJECTED ASSESSMENT COST 50% BY FRONTAGE	TOTAL ASSESSED COST
Harmon & Dorene Talley	4.23	177.40	\$40,169.53	\$23,205.67	\$63,375.20
Henry Craig	3.75	298.62	\$35,136.47	\$39,062.44	\$74,198.91
Stoneridge Subdivision	9.28	660.00	\$88,126.07	\$86,334.50	\$174,460.57
John & Sandi Enger	0.53	130.00	\$5,033.06	\$17,005.28	\$22,038.34
RCSD/City of Rapid City	19.49	1,436.96	\$185,111.28	\$187,968.53	\$373,079.81

\$353,576.42 \$353,576.42 \$707,152.84