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February 6, 2006

Rapid City Common Council
300 Sixth Street
Rapid City SD 57701

Subject: Knecht Park Subdivision

This parcel of land is about 4.6 acres in size and should be a part of the tax base of Rapid City.

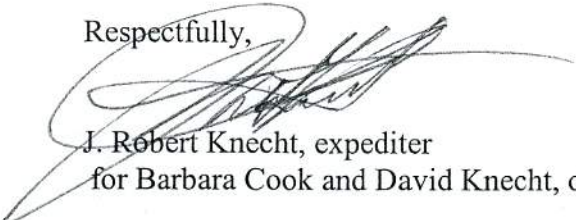
For the past 3 years, I have been working with varied engineering firms to figure out a way to develop the usable portion of this land after we meet the requirements of FEMA and the City of Rapid City. Recently, I have been working with Marcia Elkins to determine what is really needed to meet the requirements of the City.

What I am proposing is this: Britton Engineering has submitted all of the detailed drawings and engineering data to FEMA for approval for the 100 year flood elevation mitigation. We propose using engineered compacted fill, which will meet the requirements of FEMA and the City of Rapid City, from that outline on a 1 to 4 slope until we reach the 500 year flood line delineation. From that point we will use another foot of graded fill to enable the lot to have drainage. From the discussions that others and myself have had, this proposal should meet the requirements of the City and provide a good common sense solution to utilizing this land for something besides a horse pasture. Rough calculations show that the property, when developed to its highest and best use, should bring in a tax income to the City of \$50,000 or more per year.

Attached is sheet 3R,. as designed by Britton Engineering, showing the 100 year flood elevation and the 500 year flood elevation. The colored area is the difference between the two elevations. Please note that there will be no grading on any adjacent property. Also note that the effect of this grading will not cause an increase in the Base Flood Elevations of Rapid Creek as it passes through this property or through the adjacent properties, nor will it cause a rise in the Base Flood Elevation either upstream or downstream of the project location.

The engineers estimate is that about 2.3 acres of this 4.6 acre parcel will be usable with this approach.

Respectfully,



J. Robert Knecht, expediter
for Barbara Cook and David Knecht, owners.