



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

GROWTH MANAGEMENT

300 Sixth Street
Rapid City, SD 57701
(605) 394-4181

MEMORANDUM

LF071404-04

TO: Legal and Finance Committee
FROM: Barbara Garcia, Community Development Specialist
DATE: July 7, 2004
RE: **Reallocation of CDBG Funds for the purchase of Lot 27, Dakota Subdivision #1 for a public drainage facility and approval for Mayor and Finance Officer to sign Purchase Agreement and closing documents pertaining to the purchase.**

Staff requests City Council approval for reallocating Community Development Block Grant funds remaining from previous years for the purchase of Lot 27, Dakota Subdivision #1 from the Teton Coalition for a public drainage facility.

Teton Coalition purchased a lot from Ron Sjodin and obtained a building permit to construct a home on Lot 27 Dakota Subdivision No. 1, A.K.A. 627 Crazy Horse, Rapid City, SD. (Community Development Block Grant Funds were not used to purchase the lot.)

The lot is not in a Federal Emergency Management Area designated flood plain, but a drainage area crosses the lot. Davis Engineering, Inc. identified that localized flooding will occur on the site and have stated in the attached letter that it is not recommended to build on this lot until a detention cell is in place. There are no plans or funds budgeted for a detention pond to be installed.

In visiting with Public Works staff, it appears that the City should purchase the lot for a City owned drainage facility; although some day a detention pond could be constructed up stream and portions of the lot may be buildable after those improvements are made.

Teton Coalition is willing to sell the lot to the City for their purchase price of \$8750 plus closing costs of approximately \$500. Price = \$9,250. The City may also incur some closing costs in the purchase - estimated at approximately \$500. Total cost approximately \$9,800.00.

Purchase of land by the City for a public drainage facility is a Community Development Block Grant eligible activity. The property is located in census tract 114, which meets the requirement of a moderate income area benefit.

Staff recommends reprogramming approximately \$9,800 of previous years Community Development Block Grant funds for the City of Rapid City to purchase Lot 27, Dakota Subdivision #1, Pennington County, SD from the Teton Coalition for a public drainage facility and authorization for the Mayor and Finance Officer to sign the purchase agreement and any closing documents required for the transaction.

627 Crazy Horse

FAX LETTER

DAVIS ENGINEERING, INC
1060 KINGS ROAD
RAPID CITY, SD 57702

DATE: May 11, 2004

TO: Teton Coalition
120 Knollwood Drive
Rapid City, SD 57701
Attn: Leona

RE: Lot 27 Dakota Subdivision No. 1

Dear Leona;

I have done some preliminary topo and flood evaluation for the above referenced lot. I have come to the following conclusions:

The lot is located adjacent to a flood channel that has been included in a drainage report that was done for the City of Rapid City entitled "Haines Avenue Drainage Report" prepared by FMG Engineering in 1992.

The existing channel adjacent to Lot 27 and the culverts under Crazy Horse Street and under Mall Drive are adequate for future flows which will come from the North from a future detention cell located just north of Dakota Subdivision No. 1. In the interim, a 100 year flood event will cause localized flooding across Lot 27 to a depth of approximately 1.5ft to 2.0ft. The flooding will not inundate the entire Lot 27 but would most likely create potential problems for any house that might be built on this lot.

It is my recommendation that you do not build on this lot at this time. In the future, when the detention cell is in place there would be no problem building on this lot.

If you have any questions please call. I have included an invoice to cover my services required to evaluate the potential flooding of Lot 27.

Thank you;

Ronald D. Davis PE/RLS #3095 SD

Lot 27 Dakota



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Lines are not adjusted to match aerial photography.