

**Memorandum #10-03**

**To:** *Doug Russell, City Manager*  
**From:** *Bradley Moser, Civil Engineer*  
**Subject:** *Establishing a Public Hearing for the Assessment Project to Construct Improvements for Douglas Avenue from Anna Street to 31<sup>st</sup> Street*  
**Date:** *January 6, 2010*

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Attached is the Resolution of Necessity for the City Commission's consideration that defines proposed improvements for Douglas Avenue from Anna Street to 31<sup>st</sup> Street. Also attached are copies of the estimated cost to each property owner based on the front footages of the adjacent property.

City staff was directed to prepare the estimate to construct improvements for this portion of Douglas Avenue which is currently a rural road section. The project will address drainage problems and provide an urban street for this area of the community which has experienced significant development. The cost estimate developed for the project totals \$1,175,106.00. The funding of the project would be divided between the City and the adjacent property owners. The owners are responsible for the cost associated with constructing the minimum street improvements associated with a standard street section. This expense includes curb and gutter, storm sewer system, pavement in areas not previously paved, grading, engineering and other materials and labor required to complete the project. It is proposed that credit be given to the property owners for the 24 ft wide asphalt street pavement and base course that already exists. This credit lowers the cost to the adjoining property owners and reconstructs the existing pavement as part of the city street reconstruction program.

To address pedestrian issues it is proposed that the property owners that do not currently have sidewalk will also be assessed the cost of constructing sidewalk on their property to the minimum 4-foot width standard.

The project scope is for Douglas Avenue to be constructed as a 41ft. wide street with 8-inch thick concrete pavement. Based on the City oversizing policy, currently in effect for streets, the property owners will be responsible for only costs associated with the minimum design standards of a 36 ft. wide asphalt street. The additional cost of the project over and above this amount, including the cost for oversizing the street and sidewalk (if it is decided to do so), will be the responsibility of the City of Yankton.

Funding for the City portion has been included in the adopted 2010 budget as \$880,000. This budget was based on keeping the existing asphalt pavement. A survey of the existing asphalt pavement during the preparation of this project estimate revealed that the existing pavement condition has deteriorated to the point that total replacement with concrete pavement would be more appropriate. The 2010 budgeted amount will need to be supplemented an estimated \$296,000 to incorporate the current estimated costs and provide for the total reconstruction of the roadway into an 8-inch thick concrete pavement. A detailed cost breakdown of the estimated project expenses is attached.

If the City Commission decides to pursue the project at this time, the City Commission should establish a public hearing on February 8, 2010, to consider Resolution #10-02, the Resolution of Necessity for the Douglas Avenue project. Notices will be sent to the property owners along the street

who would be assessed for this project. Procedural requirements will be followed if the City Commission acts to establish the public hearing to consider Resolution #10-02.

Respectfully submitted,



Bradley Moser  
Civil Engineer

**Recommendation: It is recommended that the City Commission establish a public hearing on February 8, 2010, to consider Resolution #10-02, the Resolution of Necessity for the special assessment project for Douglas Avenue from Anna Street to 31st Street, if the project is to be pursued at this time as outlined in Memorandum #10-03.**

I concur with the recommendation.

I do not concur with the recommendation.

  
\_\_\_\_\_  
Doug Russell  
City Manager

cc: Kevin Kuhl

## RESOLUTION 10-02

### A RESOLUTION DECLARING THE NECESSITY OF CONSTRUCTING IMPROVEMENTS FOR DOUGLAS AVENUE FROM ANNA STREET TO 31<sup>ST</sup> STREET

**BE IT RESOLVED** by the Board of City Commissioners of the City of Yankton, South Dakota:

SECTION 1. That it is deemed and declared necessary to construct improvements in accordance with plans, estimates and specifications therefore, prepared under the direction of the Department of Public Works for Douglas Avenue from Anna Street to 31<sup>st</sup> Street, in the City of Yankton, South Dakota, abutting upon the following described property to be assessed therefore:

**Lots 1-4, Block 1 of Airport Acres Addition.**

**S2, SW4, Sec. 6-93-55.**

**Tracts C, D, E and F of Willow Ridge Subdivision.**

**Lot 2, Block 6A Exc. Lots TL10 and TL11, Willow Ridge Subdivision.**

SECTION 2. That the nature of said improvements is to construct a eight inch concrete pavement surface along with six inches of gravel base course, curb and gutter, unclassified excavation/earthwork and grading, erosion control, seeding, driveway approaches, storm sewer, sidewalk and all other incidental work at the above described location. The project will also include flagging and other traffic control devices as required.

This project does not include improvements outside of the right-of-way. The project may include some slope work with or without paving on private property.

SECTION 3. That the cost and expense of the above listed improvements shall be levied by special assessment upon the above described properties in accordance with Chapter 9-43 of the South Dakota Codified Laws. Said improvements shall be assessed upon the above described properties abutting thereon according to the benefits derived in accordance with Chapter 9-45 of the South Dakota Codified Laws.

SECTION 4. Said assessment may be paid in ten (10) equal annual installments. Any such assessment or any installment thereof unless paid within thirty (30) days after the filing of the Assessment Roll in the Office of the City Finance Officer shall be collected under Plan Two, with interest in accordance with the procedure provided in SDCL 9-43-42 through 9-43-53, as amended. In all cases where interest on such assessment or the installment thereof is to be charged and collected in accordance with the law, the rate to be charged shall be as established by the Board of City Commissioners.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Dan Specht  
Mayor

Attest:

\_\_\_\_\_  
Al Viereck  
Finance Office

Property Owners with Estimated Costs for Douglas Avenue  
Between Anna Street and 31st Street  
All in the City of Yankton, Yankton County, South Dakota

Owner	Address	Legal Description	Front Footage (Ft.)	Estimated Cost
Gail Kennedy	101 W. 31st Street	Lot 1, Block 1 of Airport Acres	389	\$47,157.59
Patricia Heine	3001 Douglas Avenue	E 376.62' of the N1/2 of Lot 2, Block 1 of Airport Acres Add.	196.65	\$23,839.43
Pine Lane Estates	2905 Douglas Avenue	Lot 2 Except the E 376.62' of the N1/2 of Lot 1, Block 1 of Airport Acres Add. & N 92' of Lot 3, Block 1 of Airport Acres Addition	288.63	\$34,989.96
Wintz -Ray Funeral Home	2901 Douglas Avenue	E 187' of the S 361.4 of Lot 3, Block 1 of Airport Acres Addition, Block 1 of Airport Acres Addition	361.4	\$43,811.70
Roman Catholic Church	509 Capital Street	S2 SW4 NW4, Sec 6-93-55	662.45	\$80,307.31
Northwind Builders	1701 Broadway Avenue	Tract E of Willow Ridge Subdivision	349.19	\$42,331.51
Sutton Place Limited Partnership	320 N. Main Ave.,, Sioux Falls, SD 57101	Tract C & Tract D of Willow Ridge Subdivision	671	\$64,333.40
Apple Creek Limited Partnership	4110 Eaton, Suite A, Caldwell, ID 83607	Tract F of Willow Ridge Subdivision	379.16	\$36,352.69
Willow Ridge South, LLC	1701 Broadway Ave., Yankton, SD 57078	Lot 2, Block 6A Except Townhouse Lots TL10 & TL11 of Willow Ridge Subdivision & The Se4 NW4 Exc. Dedicated ROW and Exc. that part of said description now platted lots, blocks and outlots.	660.19	\$80,033.34
			3957.67	\$453,156.94

Property Not Assessed (Cemetery):

Wintz - Ray Funeral Home	2901 Douglas Avenue	Lot 4, Block 1 of Airport Acres Addition	652.61	\$77,582.05
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ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	CITY COST	PROPERTY COST
1	Mobilization	1	LS	\$ 32,000.00	\$ 32,000.00	\$ 19,200.00	\$ 12,800.00
2	Clearing	1	LS	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00
3	Rem. C&G	8	LF	\$ 7.00	\$ 56.00	\$ 56.00	\$ -
4	Rem. Asphalt	8000	SY	\$ 3.00	\$ 24,000.00	\$ 24,000.00	\$ -
5	Remove Conc. Pavement	500	SY	\$ 6.00	\$ 3,000.00	\$ 3,000.00	\$ -
6	Remove Conc. Sidewalk	158	SY	\$ 8.50	\$ 1,343.00	\$ 1,343.00	\$ -
7	Undercutting	4000	CY	\$ 4.50	\$ 18,000.00	\$ 12,060.00	\$ 5,940.00
8	Unclassified Exc.	3700	CY	\$ 5.00	\$ 18,500.00	\$ 12,500.00	\$ 6,000.00
9	Water for Emb.	91	M.GAL	\$ 12.00	\$ 1,092.00	\$ 655.20	\$ 436.80
10	Placing Topsoil	1100	CY	\$ 4.00	\$ 4,400.00	\$ -	\$ 4,400.00
11	Incidental Work (Grading)	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -
12	6" PCC App. Pavement	3200	SF	\$ 4.70	\$ 15,040.00	\$ 15,040.00	\$ -
13	Adjust Water Valve Box	4	EA	\$ 150.00	\$ 600.00	\$ 600.00	\$ -
14	3' x 5' Type S Drop Inlet	11	EA	\$ 2,700.00	\$ 29,700.00	\$ -	\$ 29,700.00
15	3' x 10' Type S Drop Inlet	2	EA	\$ 4,000.00	\$ 8,000.00	\$ -	\$ 8,000.00
16	Flagging	40	HR	\$ 14.00	\$ 560.00	\$ 336.00	\$ 224.00
17	Traffic Control	3000	UNIT	\$ 3.75	\$ 11,250.00	\$ 6,750.00	\$ 4,500.00
18	Traffic Control Misc.	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 2,400.00	\$ 1,600.00
19	Concrete C&G	4315	LF	\$ 15.00	\$ 64,725.00	\$ -	\$ 64,725.00
20	8" Concrete Fillet Section	75	SF	\$ 8.00	\$ 600.00	\$ -	\$ 600.00
21	4" Concrete Sidewalk	15000	SF	\$ 4.00	\$ 60,000.00	\$ -	\$ 60,000.00
22	Type S Manhole Frame & Lid	12	EA	\$ 240.00	\$ 2,880.00	\$ -	\$ 2,880.00
23	Adjust Manhole	2	EA	\$ 240.00	\$ 480.00	\$ -	\$ 480.00
24	Erosion Control	1	LS	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00
25	Orange Plastic Safety Fence	200	LF	\$ 3.00	\$ 600.00	\$ 360.00	\$ 240.00
26	18" RCP Cl. 2	1044	LF	\$ 40.00	\$ 41,760.00	\$ -	\$ 41,760.00
27	24" RCP Cl. 2	532	LF	\$ 48.00	\$ 25,536.00	\$ -	\$ 25,536.00
28	30" RC Arch Pipe	334	LF	\$ 78.00	\$ 26,052.00	\$ -	\$ 26,052.00
29	18" RC Flared End	2	EA	\$ 500.00	\$ 1,000.00	\$ -	\$ 1,000.00
30	30" RC Arch Flared End	1	EA	\$ 650.00	\$ 650.00	\$ -	\$ 650.00
31	Water for Granular Matl.	25.1	M.GAL	\$ 12.00	\$ 301.20	\$ 180.72	\$ 120.48
32	Aggregate Base Course - 6"	12300	SY	\$ 3.75	\$ 46,125.00	\$ 31,275.00	\$ 14,850.00
33	Asphalt Concrete	100	TON	\$ 100.00	\$ 10,000.00	\$ 6,000.00	\$ 4,000.00
34	8" Concrete Pavement	10200	SY	\$ 35.00	\$ 357,000.00	\$ 330,800.00	\$ 26,200.00
35	Saw Existing Asphalt	475	LF	\$ 3.50	\$ 1,662.50	\$ -	\$ 1,662.50
36	Hydroseeding	1	LS	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 4,000.00
					\$ 824,412.70	\$ 470,555.92	\$ 353,856.78
	20% Contingency					\$ 94,111.18	\$ 70,771.36
	Engineering Fees					\$ 84,700.07	\$ 63,694.22
						\$ 649,367.17	\$ 488,322.36

Total Front Footage = 4,610.28 LF  
 Front Footage for New SW = 3,560.12 LF  
 Front Footage w/Existing SW = 1,050.16 LF  
 Front Footage for Cemeteries 652.61 LF

Assessable FF for new SW= 2,907.51 LF

Property Owner Cost w/o SW \$ 405,522.36  
 Per Foot w/o SW \$ 87.960  
 Per Foot with SW \$ 111.2181

Property Cost w/SW \$ 395,949.80  
 Property Cost w/o SW \$ 92,372.56  
 \$ 488,322.36

City Cost for Cemeteries		\$	<u>72,582.05</u>	\$	<u>(72,582.05)</u>
		\$	721,949.22	\$	415,740.31
1% Interest Lag				\$	4,157.40
8% Bonding Fee				\$	<u>33,259.22</u>
				\$	453,156.94
<b>TOTALS</b>		\$	<b>721,949.22</b>	\$	<b>453,156.94</b>

Total per foot w/o sidewalk	\$	95.8769
Total per foot with sidewalk	\$	121.22773