5(c)

# CITY OF WEST DES MOINES
# CITY COUNCIL MEETING COMMUNICATION

**ITEM:** **DATE: February 23, 2015**

Resolution – Approving Release of Preliminary Special Assessments
Grand Avenue Trail
Raccoon River Regional Park to Fuller Road

## FINANCIAL IMPACT:

It is anticipated that up to $25,481.86 that was previously proposed to be Specially Assessed to benefited property owners will be paid by the City through budgeted account 6521.75.840.6.7910 with the ultimate funding intended to come from General Obligation Bonds.

## SYNOPSIS:

The Council action listed under recommendation authorizes Polk County to remove the special assessments identified in the Preliminary Assessment Schedule from the tax rolls. The previously assessed parties are listed in the Preliminary Plat and Schedule of Assessments that is enclosed in this packet.

## BACKGROUND:

On March 24, 2014, the Council approved the Preliminary Plat and Schedule of Assessments and a Resolution of Necessity which authorized special assessing the pro-rata share of a four foot sidewalk in a ten foot wide trail along Grand Avenue between Fuller Road and the entrance to Raccoon River Regional Park. During a Council Workshop on December 1, 2014, a consensus was reached to bring to the full Council an action to eliminate the special assessments for this sidewalk section.

## OUTSTANDING ISSUES:

None.

## RECOMMENDATION:

City Council Adopt:

- Resolution Removing Special Assessments.

**Lead Staff Member: Duane C. Wittstock, P.E., L.S., City Engineer** DCW

**STAFF REVIEWS**

| | |
|---|---|
| Department Director | Duane C. Wittstock, City Engineer |
| Appropriations/Finance | Tim Stiles, Finance Director |
| Legal | Richard Scieszinski, City Attorney |
| Agenda Acceptance | RTG |

**PUBLICATION(S)** (if applicable)

| | |
|---|---|
| Published In | |
| Dates(s) Published | |

**SUBCOMMITTEE REVIEW** (if applicable)

| | | | |
|---|---|---|---|
| Committee | | | |
| Date Reviewed | | | |
| Recommendation | | | |

## RESOLUTION REMOVING SPECIAL ASSESSMENTS

**WHEREAS**, this Council has on February 24, 2014 approved the Preliminary Plat and Schedule of Assessments and on March 24, 2014, approved a Resolution of Necessity for the Grand Avenue Trail, Raccoon River Regional Park to Fuller Road, and has held a Public Hearing thereon required by law; and

**WHEREAS,** the work on the project is nearly complete;

**WHEREAS,** Bond Number 2014-02 was assigned to this project;

**WHEREAS,** Polk County, Iowa was directed to apply the assessments to benefited properties in accordance with Resolution Number 14-02-24-14 dated February 24, 2014;

**WHEREAS,** the Council has reconsidered levying special assessments to benefited property owners for this project; and

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WEST DES MOINES, IOWA;** that the proposed special assessments to benefited properties for the construction of the Grand Avenue Trail, Raccoon River Regional Park to Fuller Road, be removed and the City Clerk provide proper notice to Polk County of this action.

**PASSED AND APPROVED** this **23th** day of **February, 2015.**

_____
Steven K. Gaer, Mayor

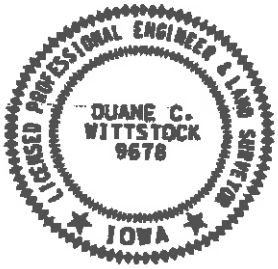
ATTEST:

_____
Ryan T. Jacobson, City Clerk

# PRELIMINARY PLAT AND SCHEDULE OF ASSESSMENTS

# FOR

# GRAND AVENUE TRAIL
# RACCOON RIVER REGIONAL PARK TO FULLER ROAD
# WEST DES MOINES, IOWA
# PROJECT NO. 0510-005-2014




**I HEREBY CERTIFY THAT THIS PLAT AND SCHEDULE WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.**

DUANE C. WITTSTOCK, P.E., L.S. 2-19-14 Date

My License Renewal Date is December 31, 2014

Pages Covered by this Seal: All Sheets

THE CITY OF
West Des Moines®
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Development Services

4200 Mills Civic Parkway, Suite 2D
P.O. Box 65320
West Des Moines, IA 50265-0320

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Planning and Engineering
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TDD/TTY 515-222-3334

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February 19, 2014

Honorable Mayor and
Members of the City Council
City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, Iowa 50265

**Re: Preliminary Plat and Schedule of Assessments**
**Grand Avenue Trail**
**Raccoon River Regional Park to Fuller Road**

Honorable Mayor and Members of the City Council:

We submit for your consideration a Preliminary Plat and Schedule of Assessments for the construction of the Grand Avenue Trail from the Raccoon River Regional Park to Fuller Road.

The construction will consist of the installation of a multipurpose trail on the northwesterly side of Grand Avenue along with other related miscellaneous work associated with this type of construction. The improvements will be constructed within the boundaries outlined in the attached Assessment and Benefit Areas and Methodology.

The proposed trail is a new facility. Originally it was anticipated that a sidewalk would be constructed through this section of Grand Avenue. Council subsequently has provided direction that a multipurpose trail should be installed instead. The trail will be constructed of Portland cement concrete and will be ten feet in width and six inches in thickness. The abutting property owners will be responsible for the equivalent cost of a Portland cement concrete sidewalk. The pro-rata share of the cost of the trail to the property owners is 26.67% of the total trail cost for a four inch thick sidewalk four feet wide based on the cross sectional area of the trail in relation to the cross section area of a typical sidewalk.

There are thirty-nine (39) parcels with thirty-six (36) distinct property owners who will benefit as a result of the project. Owners of eleven (11) of the parcels have either previously constructed the sidewalk along their frontage or have posted performance surety with the City for the construction of their share of the sidewalk. There are twenty-five (25) distinct property owners who have not previously either constructed a sidewalk or provided performance surety for the construction of a sidewalk. These twenty-five property owners will be specially assessed for the cost of the improvements. Unlike sidewalk improvement programs where the property owner is afforded an opportunity to construct the sidewalk along their frontage, the City will construct the trail through a public

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**Preliminary Plat and Schedule of Assessments**
**Grand Avenue Trail**
**Raccoon River Regional Park to Fuller Road**
**February 19, 2014**

the City will construct the trail through a public bid process. The reason for not allowing the property owners the opportunity to construct the trail is due to logistical and quality control concerns regarding the trail construction.

Staff recommends that the Council's policy regarding economic hardship be included in this program in case that situation exists.

No advanced notices requiring the installation of sidewalks have been provided to the property owners at this time since the project will be constructed entirely by the City. The Public Hearing notice as well as the notice for potential economic hardship relief will be transmitted after the public hearing date has been established. Staff anticipates that a public information meeting will be held prior to the public hearing.

The estimated costs and quantities are as shown on the attached Project Cost Summary. The total cost of the project is estimated to be $341,960.68. The cost that is proposed to be assessed to each individual property is based on projected quantities and estimated unit costs for each respective section of sidewalk on a parcel by parcel basis. The maximum assessable cost is estimated to be $25,481.86.

Please note that the assessment schedule shows the Council Valuation of lots and parcels, the assessments computed utilizing the total project cost and any conditional deficiency for each lot and parcel as established by the Council. The property valuation for most of the parcels was arrived at by utilizing the Assessor's valuation for the property. For property where there was a nominal valuation, a value of $15,000 per acre was assigned by staff for special assessment purposes. No appraisals were performed for this project. Any cost in excess of those shown will be paid from other City funds.

Respectfully submitted,

Duane C. Wittstock, P.E., L.S.
City Engineer

Enclosure

DCW/pe

P:\PWENGR\51014\005 Grand Avenue Trail, Fuller Road to Raccoon River Regional Park\Special Assessments\Preliminary\Prelim Mayor Letter.docx2

**Engineer's Estimate**
**Grand Avenue Trail**
**Raccoon River Regional Park to Fuller Road**
**West Des Moines, Iowa**

**Project No. 0510-005-2014**

| ITEM NO | ITEM | UNIT | QUAN. | UNIT PRICE | TOTAL | COSTS ASSESSABLE | COSTS NON-ASSESSABLE |
|---|---|---|---|---|---|---|---|
| 1 | GENERAL | | | | | | |
| 1.1 | Mobilization | LS | 1.0 | $ 10,000.00 | $ 10,000.00 | $521.70 | $9,478.30 |
| 1.2 | Traffic Control | LS | 1.0 | $ 5,000.00 | $ 5,000.00 | $260.85 | $4,739.15 |
| 1.3 | Survey and Layout | LS | 1.0 | $ 7,500.00 | $ 7,500.00 | $391.28 | $7,108.73 |
| 2 | DEMO | | | | | | |
| 2.1 | Concrete Removal (4" PCC) | SY | 377.0 | $ 9.00 | $ 3,393.00 | $0.00 | $3,393.00 |
| 2.2 | Curb Wall Removal | LF | 37.5 | $ 25.00 | $ 937.50 | $0.00 | $937.50 |
| 3 | UTILITY | | | | | | |
| 3.1 | Man-Hole Adjustment (replace w/ 3 piece unit) | EA | 7.0 | $ 1,800.00 | $ 12,600.00 | $0.00 | $12,600.00 |
| 3.2 | Relocate Traffic Man-hole | EA | 1.0 | $ 3,000.00 | $ 3,000.00 | $0.00 | $3,000.00 |
| 4 | EXCAVATION | | | | | | |
| 4.1 | Embankment-In-Place | CY | 450.0 | $ 32.00 | $ 14,400.00 | $0.00 | $14,400.00 |
| 4.2 | Grading & Excavation | CY | 343.0 | $ 35.00 | $ 12,005.00 | $0.00 | $12,005.00 |
| 4.3 | 6" Subgrade Prep | SY | 2,968.0 | $ 4.50 | $ 13,356.00 | $696.78 | $12,659.22 |
| 5 | PAVEMENT | | | | | | |
| 5.1 | Curb Wall, PCC | LF | 186.0 | $ 40.00 | $ 7,440.00 | $0.00 | $7,440.00 |
| 5.2 | Curb & Gutter, PCC, Remove & Replace | LF | 150.0 | $ 35.00 | $ 5,250.00 | $0.00 | $5,250.00 |
| 5.3 | Sidewalk, PCC, 4" | SF | 387.0 | $ 4.50 | $ 1,741.50 | $0.00 | $1,741.50 |
| 5.4 | Multi-Use Trail, Reinforced PCC, 6" | SF | 24,453.0 | $ 5.56 | $ 135,958.68 | $17,730.82 | $118,227.86 |
| 5.5 | Detectable Warning Panels | SF | 239.0 | $ 35.00 | $ 8,365.00 | $0.00 | $8,365.00 |
| 6 | RESTORATION | | | | | | |
| 6.1 | Stabilization Crop (seeding & fertilizing) | AC | 0.4 | $ 6,000.00 | $ 2,400.00 | $0.00 | $2,400.00 |
| 6.2 | Hydromulching | AC | 0.4 | $ 3,000.00 | $ 1,200.00 | $0.00 | $1,200.00 |
| 6.3 | Site Restoration (finish grade and sod) | SQ | 210.0 | $ 50.00 | $ 10,500.00 | $0.00 | $10,500.00 |
| 6.4 | Temporary Irrigation | LS | 1.00 | $ 8,000.00 | $ 8,000.00 | $0.00 | $8,000.00 |
| | TOTAL CONSTRUCTION COST | | | | $ 263,046.68 | $19,601.43 | $ 243,445.25 |

**Notes:**

**SURFACE AREA RATIO OF ASSESSABLE SIDEWALK TO TOTAL TRAIL**

**Assessable Sidewalk 49.0' + 60.0' + 526.4' +47.0' + 519.0' = 1201.4 LF x 4' wide = 4,805.6 SF**
**Total Trail Area 24,453.0 SF**
**Surface Area Ratio 4,805.6 SF / 24,453.0 SF = 19.562%**

**SIDEWALK TO TRAIL THICKNESS RATIO**

**Sidewalk Thickness 4"**
**Trail Thickness 6"**
**Ratio 4/6 = 66.667%**

**CROSS SECTIONAL AREA RATIO SIDEWALK TO TRAIL**

**Sidewalk Cross Section 4" Thick x 48" wide = 192.0 Sq In**
**Trail Cross Section 6" Thick x 120" wide = 720.0 Sq in**
**Cross Sectional Area Ratio 192.0 Sq in / 720.0 Sq. in = 26.667%**

**OVERALL ASSESSABLE SIDEWALK RATIO TO TOTAL TRAIL RATIO**

**Surface Area Ratio 19.562% x Cross Sectional Area Ratio 26.667% = 5.217% Assessable Sidewalk to Total Trail Ratio**

**PROJECT COST SUMMARY**
**GRAND AVENUE TRAIL**
**RACCOON RIVER REGIONAL PARK TO FULLER ROAD**
**WEST DES MOINES, IOWA**
**PROJECT NO. 0510-005-2014**

| ITEM | UNIT | ESTIMATED QUANITITY ASSESSABLE | ESTIMATED QUANITITY NON-ASSESSABLE | COST ASSESSABLE | COST NON-ASSESSABLE | TOTAL |
|---|---|---|---|---|---|---|
| 4" SIDEWALK | SF | 4805.6 | 0.0 | $19,601.43 | $0.00 | $19,601.43 |
| TRAIL LESS PRO-RATA SIDEWALK | LS | NA | NA | $0.00 | $243,445.25 | $243,445.25 |
| SUBTOTAL | 0.0 | | | $19,601.43 | $243,445.25 | $263,046.68 |
| ENGINEERING LEGAL AND ADMINISTATIVE COST (20% OF SUBTOTAL) | | | | $3,920.29 | $48,689.05 | $52,609.34 |
| CONTINGENCY (10% OF SUBTOTAL) | | | | $1,960.14 | $24,344.53 | $26,304.67 |
| TOTAL PROJECT COSTS | | | | $25,481.86 | $316,478.83 | $341,960.68 |

**FINANCIAL IMPACT**
**GRAND AVENUE TRAIL**
**RACCOON RIVER REGIONAL PARK TO FULLER ROAD**
**PROJECT NO. 0512-005-2014**

| | Category | Cost | Proportion of Total Project Cost |
|---|---|---|---|
| A) | NON-CITY SHARE | | |
| | Assessable Costs | $ 25,481.86 | 7.45% |
| | Subtotal | $ 25,481.86 | 7.45% |
| B) | CITY SHARE | | |
| | Assessable Costs | $0.00 | 0.00% |
| | Non-Assessable Costs | $316,478.82 | 92.55% |
| | Conditional Deficiency | $0.00 | 0.00% |
| | Subtotal | $316,478.82 | 92.55% |
| | TOTAL PROJECT COSTS | $341,960.68 | 100% |

**Assessment Benefit Areas and Methodology**
**Grand Avenue Trail**
**Raccoon River Regional Park to Fuller Road**
**West Des Moines, Iowa**
**0510-005-2014**

ALL IMPROVEMENTS FRONTING A PUBLIC STREET RECEIVE A SPECIAL BENEFIT DUE TO THE CONSTRUCTION OF SIDEWALK OR TRAIL. THE BENEFIT INCLUDES THE INCREASE IN THE VALUE OF THE PROPERTY, DECREASE IN LIABILITY FOR THE PROPERTY OWNERS AND OTHER MISCELLANEOUS RELATED BENEFITS. THE EQUIVALENT SIDEWALK COSTS ARE ASSESSED ON A FRONTAGE FOOT BASIS.

**LEGAL DESCRIPTION**

THE FOLLOWING TRACTS OF LAND ARE WITHIN THE ASSESSMENT DISTRICT AND ARE LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

| SUBDIVISION | LOT(S) |
|---|---|
| EIGHT WAYS FARM | -EX BEG 622.66F SE OF SW COR THN NE 71.5F NELY 627.14F TO N LN SELY 39.82F SWLY 524.36F SW 145.88F TO S LN W 13.3F TO POB- LOT C EIGHT-WAYS FARM; -EX BEG 511.96F SWLY OF NE COR LT B THN SWLY 111.52F NWLY 39.82F NE 60F SE 0.18F NELY 40.03F TO POB- LT J EIGHT-WAYS FARM ; -EX BEG SE COR LT 39 GRAND WOODS TOWNHOMES PLT 1 THN E 15.31F SWLY 511.96F SWLY 40.03F NW 0.18F NELY 526.41F TO N LN E 19.96F TO POB- LOT B EIGHT-WAYS FARM |
| GRAND WOODS PLAT 4 | 21 |
| HEATHERWOOD ESTATES PLAT 2 | -EX BEG 83.51F S OF NE COR SW 1/4 SE 1/4 SEC THN S 9.4F NW 47.95F E 9.4F SWLY 37.72F TO POB LOT K- & -EX BEG AT NWLY COR THN NELY 22.26F SE 71.26F SW 42.37F TO WLY LN NE 25F NW 60F TO POB LOT G- &-EX LOTS L & M- ALL OF HEATHERWOOD EST PLT 2 |

Preliminary Assessment Schedule
Grand Avenue Trail
Raccoon River Regional Park to Fuller Road
West Des Moines, Iowa
Project No. 0510-005-2014
February 19, 2014

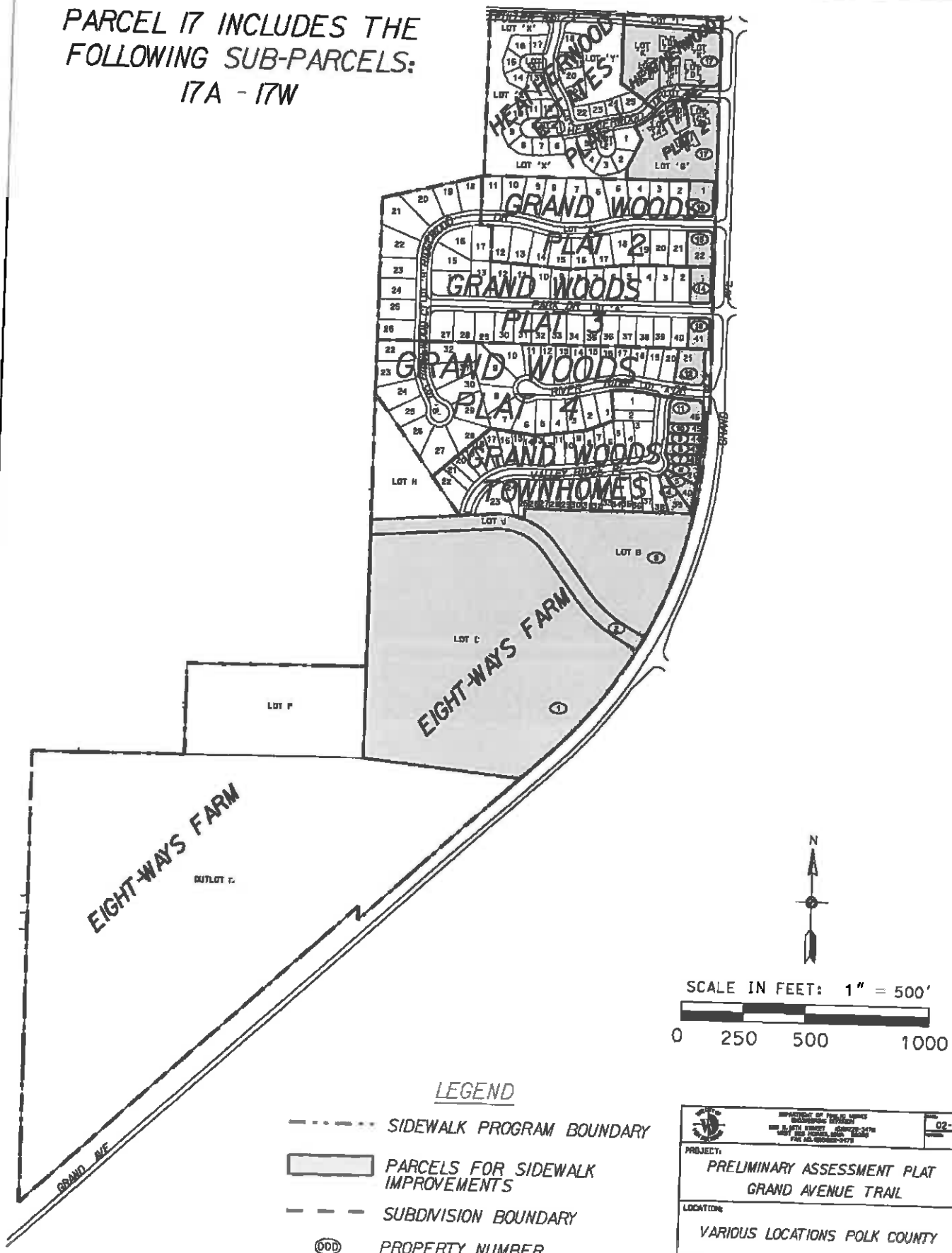
| Prop. No. | Property Owner | Property Address | Legal Description | Cert. No. | Parcel No. | Council Valuation | SIDEWALK (LF) | SIDEWALK 4" (SF) | CONSTRUCTION COST | ADMINISTRATION COST | CONTINGENCY | TOTAL BENEFIT | PRELIMINARY ASSESSMENT | CONDITIONAL DEFICIENCY | PROPORTION OF TOTAL COST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 001 | Diligent Grand Avenue 67L<br>Mail to: Schroers Family Limited Partnership<br>12119 Stratford Dr Ste B<br>Clive, IA 50325 (2) | 2351 Grand Ave | BX BEG 622.66F SE OF SW COR THN NE 71.5F NELY 627.14F TO N LN SELY 39.82F SWLY 524.36F SW 145.88F TO S LN W 13.3F TO POB- LOT C EIGHT-WAYS FARM | 5318200 | 320/01483-703-000 | $277,950 | 49.0 | 196.0 | $799.45 | $159.89 | $79.95 | $1,039.29 | $1,039.29 | $0.00 | 0.30% |
| 002 | Diligent Grand Avenue 67L<br>Mail to: Schroers Family Limited Partnership<br>12119 Stratford Dr Ste B<br>Clive, IA 50325 (2) | 2375 Grand Ave | EX BEG 511.96F SWLY OF NE COR LT B THN SWLY 111.52F NWLY 39.82F NE 60F SE 0.18F NELY 40.03F TO POB- LT J EIGHT-WAYS FARM | 5318300 | 320/01438-708-002 | $26,250 | 60.0 | 240.0 | $978.92 | $195.78 | $97.89 | $1,272.60 | $1,272.60 | $0.00 | 0.37% |
| 003 | Diligent Grand Avenue 67L<br>Mail to: Schroers Family Limited Partnership<br>12119 Stratford Dr Ste B<br>Clive, IA 50325 (2) | 2401 Grand Ave | EX BEG SE COR LT 39 GRAND WOODS TOWNHOMES PLT 1 THN E 15.31F SWLY 511.96F SWLY 40.03F NW 0.18F NELY 526.41F TO N LN S19.96F TO POB- LOT B EIGHT-WAYS FARM | 5318400 | 320/01438-702-001 | $62,550 | 525.4 | 2,105.6 | $8,588.57 | $1,717.71 | $858.86 | $11,165.14 | $11,165.14 | $0.00 | 3.27% |
| 004 | Marcia M. Reid | 2318 Valley Ridge Pl | LT 39 GRAND WOODS TOWNHOMES PLAT 1 | 5318500 | 320/02724-839-000 | $160,000 | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 005 | Randy Timm<br>Donna Timm | 2316 Valley Ridge Pl | LT 40 GRAND WOODS TOWNHOMES PLAT 1 | 5318600 | 320/02734-840-000 | | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 006 | Jason B Hermes | 2314 Valley Ridge Pl | LT 41 GRAND WOODS TOWNHOMES PLAT 1 | 5318700 | 320/02724-841-000 | $154,300 | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 007 | Sheryl I Dorheimer<br>Carl D Dorheimer | 2312 Valley Ridge Pl | LT 42 GRAND WOODS TOWNHOMES PLAT 1 | 5318800 | 320/02724-842-000 | $154,000 | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 008 | Steven C Shannon<br>Brenda Shannon | 2310 Valley Ridge Pl | LT 43 GRAND WOODS TOWNHOMES PLAT 1 | 5318900 | 320/02724-843-000 | $156,800 | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 009 | Kevin King | 2308 Valley Ridge Pl | LT 44 GRAND WOODS TOWNHOMES PLAT 1 | 5319000 | 320/02724-844-000 | $155,400 | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 010 | Nancy Hugle | 2306 Valley Ridge Pl | LT 45 GRAND WOODS TOWNHOMES PLAT 1 | 5319100 | 320/02724-845-000 | $152,000 | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 011 | Carol Hughes | 2302 Valley Ridge Pl | LT 46 GRAND WOODS TOWNHOMES PLAT 1 | 5319200 | 320/02724-846-000 | $148,400 | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 012 | Paul R Churchill<br>Joanne A Reynolds | 2303 River Ridge Dr | LOT 23 GRAND WOODS PLAT 4 | 5319300 | 320/02724-742-121 | $180,100 | 47.0 | 188.0 | $766.82 | $153.36 | $76.68 | $996.87 | $996.87 | $0.00 | 0.29% |
| 013 | Ray Ford | 2300 Park Dr | EX E 10F- LOT 41 GRAND WOODS PLAT 3 | 5319400 | 320/02724-741-000 | $169,400 | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 014 | Nathan M Holmes<br>Amber S Holmes | 2301 Park Dr | EX E 10F- LOT 1 GRAND WOODS PLAT 3 | 5319500 | 320/02724-701-000 | $162,600 | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 015 | Binh V Tran<br>Mai T Tran | 2300 Ridgewood Dr | EX E 10F- LOT 22 GRAND WOODS PLAT 2 | 5319600 | 320/02724-672-001 | $213,200 | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 016 | John M Bascom<br>Juliet A Romeo-Bascom | 2301 Ridgewood Dr | EX E 10F- LOT 1 GRAND WOODS PLAT 2 | 5319700 | 320/02724-651-001 | $199,700 | 0.0 | 0.0 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | 0.00% |
| 017 | Patio Homes of Heatherwood (1) | | EX BEG 83.51F S OF NE COR SW 1/4 SE 1/4 SEC THN 2.9.4F NW 47.95F E 9.4F SWLY 37.72F TO POB LOT E- &-ex BEG AT NWLY COR THN NELY 22.26F SE 71.26F SW 42.37F TO WLY LN NE 25F NW 60F TO POB LOT G- &-EX LOTS L& m- ALL OF | | 320/03858-200-000 | | 519.0 | 2,076.0 | $8,467.67 | $1,693.53 | $846.77 | $11,007.97 | $11,007.97 | $0.00 | 3.22% |
| 017a | Natalie J Gangl | 2301 Heatherwood Dr Unit 16 | Unit 16 LT D PATIO HOMES OF HEATHERWOOD | 5319800 | 7825-16-455-016 | $83,000 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017b | Mary Beth Chase | 2304 Heatherwood Dr Unit 12 | Unit 12 LT C PATIO HOMES OF HEATHERWOOD | 5319900 | 7825-16-455-012 | $79,908 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017c | Cinthia Dina-Johnson | 2305 Heatherwood Dr Unit 15 | Unit 15 LT D PATIO HOMES OF HEATHERWOOD | 5320000 | 7825-16-455-015 | $99,100 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 17d | Janet I Sheehy | 2307 Heatherwood Dr Unit 14 | Unit 14 LT D PATIO HOMES OF HEATHERWOOD | 5320000 | 7825-16-455-014 | $96,000 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017e | Shannon Bogolin | 2308 Heatherwood Dr Unit 10 | Unit 10 LT C PATIO HOMES OF HEATHERWOOD | 5320200 | 7825-16-455-010 | $95,100 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017f | Cecilia C Sommer | 2312 Heatherwood Dr Unit 11 | Unit 11 LT C PATIO HOMES OF HEATHERWOOD | 5320300 | 7825-16-455-011 | $98,100 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017g | Jeremy J Van Ariel | 2313 Heatherwood Dr Unit 13 | Unit 13 LT D PATIO HOMES OF HEATHERWOOD | 5320400 | 7825-16-455-013 | $90,000 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |

Preliminary Assessment Schedule
Grand Avenue Trail
Raccoon River Regional Park to Fuller Road
West Des Moines, Iowa
Project No. 0510-005-2014
February 19, 2014

| Prop. No. | Property Owner | Property Address | Legal Description | Cert. No. | Parcel No. | Council Valuation | SIDEWALK (LF) | SIDEWALK 4" (SF) | CONSTRUCTION COST | ADMINISTRATION COST | CONTINGENCY | TOTAL BENEFIT | PRELIMINARY ASSESSMENT | CONDITIONAL DEFICIENCY | PROPORTION OF TOTAL COST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 017h | Charles E Wheeler | 2316 Heatherwood Dr Unit 8 | Unit 8 LT B PATIO HOMES OF HEATHERWOOD | 5320500 | 7825-16-455-008 | $79,900 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017i | Stephanie J Malsen | 2317 Heatherwood Dr Unit 17 | Unit 17 LT E PATIO HOMES OF HEATHERWOOD | 5320600 | 7825-16-455-017 | $90,000 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017j | Heather D Yorke | 2320 Heatherwood Dr Unit 7 | Unit 7 LT B PATIO HOMES OF HEATHERWOOD | 5320700 | 7825-16-455-007 | $95,100 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017k | Thomas M Brohmer | 2321 Heatherwood Dr Unit 20 | Unit 20 LT E PATIO HOMES OF HEATHERWOOD | 5320800 | 7825-16-455-020 | $79,800 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017l | Nicole M Olmstead | 2324 Heatherwood Dr Unit 6 | Unit 6 LT B PATIO HOMES OF HEATHERWOOD | 5320900 | 7825-16-455-006 | $99,400 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017m<br>Mail to: | Linda M Weissenberger<br>Linda M. Brown<br>24570 Jamda Ln<br>Glenwood, IA 51534 | 2325 Heatherwood Dr Unit 18 | Unit 18 LT E PATIO HOMES OF HEATHERWDOD | 5321000 | 7825-16-455-018 | $95,100 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017n | Leithia Moore | 2328 Heatherwood Dr Unit 5 | Unit 5 LT B PATIO HOMES OF HEATHERWOOD | 5321100 | 7825-16-455-005 | $96,900 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017o | Sara Schryver | 2329 Heatherwood Dr Unit 19 | Unit 19 LT E PATIO HOMES OF HEATHERWOOD | 5321200 | 7825-16-455-019 | $99,100 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017p | Lois A Lloyd | 2332 Heatherwood Dr Unit 4 | Unit 4 LT A PATIO HOMES OF HEATHERWOOD | 5321300 | 7825-16-455-004 | $79,900 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017q | Leithia L Moore | 2333 Heatherwood Dr Unit 21 | Unit 21 LT F PATIO HOMES OF HEATHERWOOD | 5321400 | 7825-16-455-021 | $93,200 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017r | Kiley Masten | 2336 Heatherwood Dr Unit 3 | Unit 3 LT A PATIO HOMES OF HEATHERWOOD | 5321500 | 7825-16-455-003 | $100,700 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017s | Crystal M Downs | 2337 Heatherwood Dr unit 24 | Unit 24 LT F PATIO HOMES OF HEATHERWOOD | 5321600 | 7825-16-455-024 | $79,900 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017t | Christine C Amazin | 2340 Heatherwood Dr Unit 2 | Unit 2 LT A PATIO HOMES OF HEATHERWOOD | 5321700 | 7825-16-455-002 | $93,500 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017u | Melissa F Grant | 2341 Heatherwood Dr Unit 22 | Unit 22 LT F PATIO HOMES OF HEATHERWOOD | 5321800 | 7825-16-455-022 | $95,100 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017v | Susan & Elton Metier (C)<br>IA Housing Finance Auth (T) | 2344 Heatherwood Dr Unit 1 | Unit 1 LT A PATIO HOMES OF HEATHERWOOD | 5321900 | 7825-16-455-001 | $9,320 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| 017w | Jean A Parker | 2345 Heatherwood | Unit 23 LT F PATIO HOMES OF HEATHERWOOD | 5322000 | 7825-16-455-023 | $104,800 | | | | | | $478.61 | $478.61 | $0.00 | 0.14% |
| TOTALS | | | | | | | | | | | | | | | |
| | SIDEWALK QUANTITY | | | | | | 1201.4 | 4805.6 | | | | | | | |
| | CONSTRUCTION COST | | | | | | | | $19,601.43 | | | | | | |
| | ADMINISTRATION COST | | | | | | | | | $3,920.29 | | | | | |
| | CONTINGENCY COST | | | | | | | | | | $1,960.14 | | | | |
| | BENEFIT COST | | | | | | | | | | | $25,003.25 | | | |
| | ASSESSMENT COST | | | | | | | | | | | | $25,003.25 | | |
| | CONDITIONAL DEFICIENCY | | | | | | | | | | | | | $0.00 | |
| | PROPORTION OF TOTAL COST | | | | | | | | | | | | | | 7.31% |
| | TOTAL PROJECT COST | | | | | | | | | | | | | | $341,960.68 |

NOTES:
1) Costs for Patio Homes of Heatherwood equally distributed to individual units
2) Eight-Ways Farm plat assumed to have a value of $15,000/acre

PARCEL 17 INCLUDES THE FOLLOWING SUB-PARCELS: 17A - 17W




LEGEND

- SIDEWALK PROGRAM BOUNDARY
- PARCELS FOR SIDEWALK IMPROVEMENTS
- SUBDIVISION BOUNDARY
- (DOD) PROPERTY NUMBER

| | |
|---|---|
| DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION | 02-14 |
| PROJECT: PRELIMINARY ASSESSMENT PLAT GRAND AVENUE TRAIL | |
| LOCATION: VARIOUS LOCATIONS POLK COUNTY | |
| REF | 1" = 500' |
| PROJECT NO. 0510-005-2014 | SHT. 1 OF 1 |

S:/CADD/51014/005/GrandAvenueTrailPrelimAssessmentPlan.DGN