CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: September 21, 2015

ITEM:

Resolution - Approval of Special Assessment Procedures
Coachlight Drive Street Improvements
South 88th Street West

FINANCIAL IMPACT:

The total cost of the project is estimated to be $629,447.51 with up to $575,162.50 being assessed to the property owners in accordance with City policy. City costs will be paid from budgeted account no. 4292.75.820.6.7920 to be reimbursed by special assessment.

BACKGROUND:

The Preliminary Plat and Schedule of Assessments was presented to the City Council at their July 27, 2015 meeting. The Public Hearing is being held to consider the proposed Resolution of Necessity, Estimate of Costs, and Plat and Schedule of Assessments for the project. After any additional comments have been received, the Public Hearing should be closed.

This project was petitioned by the owners of the Whisper Ridge Development. Whisper Ridge is represented by Bill Lowry and Marc Abels. This project would pave Coachlight Drive (Rockwood Lane) from South 88th Street to just west of South 91st Street. Water main, sidewalks, and trails will not be constructed as part of this project. Coachlight Drive is functionally classified as a minor collector roadway. Mr. Lowry has indicated the existing Rockwood Lane ROW required for this project will be acquired, annexed into the City, and dedicated at no cost.

The project description, the benefited parties, and the calculated proposed special assessments are listed in the attached Preliminary Plat and Schedule of Assessments. The computations were performed utilizing the Modified Flint Formula method. Property values were established by staff vs. a MAI certified appraiser as indicated in the policy. The project was discussed several times at the Finance and Administration Council Committee.

At this time, the only reduction that is reflected in the Preliminary Assessment Schedule is the 5% reduction for the street classification. This reduction only affects parcels within 150 feet of the improvements. Council will need to determine if this reduction, as well as any other reductions, are appropriate.

After closing the Public Hearing, the Council will be asked to adopt the Proposed Resolution of Necessity. The adoption of the Resolution of Necessity is a legislative duty of the Council

imposed by the State which requires the Council to make a determination that the improvements are expedient and proper, and that property assessed will be specially benefited by the improvement. This determination of the Council is conclusive by statute. Due to the nature of the Council's duty, careful consideration needs to be given to the proposed Special Assessments to ensure each property is not assessed in an amount more than the benefit the property receives with the improvements in place. In this context, the definition of the term benefit can include intangible items and is not limited by time constraints or monetary gains.

OUTSTANDING ISSUES:

Mr. Lowry has requested the cost of water improvements required by the West Des Moines Waterworks (WDMWW) as part of the subdivision process be included in the preliminary assessment plat and schedule. WDMWW has no objections as long as none of the costs are attributed to the WDMWW. An alternate Preliminary Plat and Schedule of Assessments including the costs of the water main labeled with "REV A" is included in the packet should the Council wish to include the water main in the special assessment project. The total cost of the project including water main is estimated to be $810,397.51with up to $756,112.50 being assessed to the property owners in accordance with City policy. The "Financial Impact" pages for the two alternatives outline the projected additional costs to the City. The Council action will need to identify which project the Council wishes to approve.

RECOMMENDATION:

City Council Adopt:

- Proposed Resolution of Necessity

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

STAFF REVIEWS

Department Director	Duane C. Wittstock, P.E., L.S., City Engineer
Finance	Tim Stiles, Finance Director for Tim Stiles
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	RTG

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Works		
Date Reviewed	September 14, 2015		
Recommendation	Yes	No	Split

RESOLUTION OF NECESSITY FOR THE
COACHLIGHT DRIVE STREET IMPROVEMENT PROJECT

WHEREAS, on July 27, 2015 the City Council of the City of West Des Moines proposed a Resolution of Necessity for the Coachlight Drive Street Improvements located generally between South 88th Street and immediately west of South 91st Street in West Des Moines; and

WHEREAS, notice of the public hearing has been made as shown on the attached Affidavit of Publication, and a copy of the notice has been sent by mail to each property owner whose property is subject to assessment for the improvements, all as required by Iowa Code Section 384.50; and

WHEREAS, the public hearing has been held, all persons offering objections have been heard and consideration given to all objections pending before this City Council; and

WHEREAS, this is the time and place set as provided for taking action on the proposed Resolution of Necessity.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. The public hearing on the Proposed Resolution of Necessity for the Coachlight Drive Street Improvement Project is hereby closed.

2. All objections filed or made regarding the Proposed Resolution of Necessity have been considered by the City Council and are hereby overruled.

3. The Proposed Resolution of Necessity for the Coachlight Drive Street Improvement Project is hereby adopted.

PASSED AND APPROVED this 21st day of September, 2015.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

PRELIMINARY PLAT AND SCHEDULE OF ASSESSMENTS

FOR

COACHLIGHT DRIVE STREET IMPROVEMENTS
SOUTH 88TH STREET WEST

PROJECT NO. 0510-024-2008

PREPARED BY:

DEPARTMENT OF ENGINEERING SERVICES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA

LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR
DUANE C. WITTSTOCK 9678
IOWA

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 AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DUANE C. WITTSTOCK, P.E., L.S. 7-23-15 **DATE**
My License Renewal date is December 31, 2016
Pages Covered by this Seal: 1 - 8

THE CITY OF
West Des Moines®
www.wdm.iowa.gov

Development Services

4200 Mills Civic Parkway, Suite 2D
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West Des Moines, IA 50265-0320

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Planning and Engineering
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E-mail
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July 23, 2015

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

Re: Preliminary Plat and Schedule of Assessments
Coachlight Drive Street Improvements Project
South 88th Street West

Honorable Mayor and Members of the Council:

We submit for your consideration the Preliminary Plat and Schedule of Assessments for the construction of Coachlight Drive from South 88th Street west.

The project is located in Dallas County. The Council was petitioned to initiate a special assessment process by the owners of the Whisper Ridge subdivision. They own the entire frontage on the north side of future Coachlight Drive. The owners have indicated they will pay their assessment in full when the final assessments are approved by the Council.

The street construction will consist of the installation of a six (6") inch thick reinforced Portland Cement Concrete (PCC) pavement section nominally 26' to 37' in width with integral curb on Coachlight Drive. The 37' wide section is required to construct an eastbound to northbound left turn lane on Coachlight Drive at 88th Street. The pavement that is constructed as part of the project on South 88th Street will be nine inch (9") thick. The project also will include storm sewer, grading, and other related miscellaneous work required to construct an urban street. Coachlight Drive is classified as a Minor Collector in accordance with the Comprehensive Plan. It is anticipated the right-of-way necessary for the project will be donated.

The estimated cost of the project is as shown on the "Project Costs" page. The total project cost is estimated to be $629,447.51 with $575,162.50 potentially being assessable to the property owners prior to Council authorized reductions. The details of the financial impacts are shown on the attached "Financial Impact" page.

The City is assuming responsibilities for the cost of the east half of the South 88th Street and Coachlight Drive intersection, as well as the cost of the pavement thickness in excess of six (6") inches. The Special Assessment Policy allows the City to assess widths greater than 26' in circumstances like these if the Council chooses. This approach is consistent with recent Council actions regarding development exactions in the area.

The attached Assessment Schedule reflects the calculated benefit the property owners receive for the reinforced PCC pavement, grading, storm sewer, and other miscellaneous related items normally associated with a Minor Collector Street constructed to City Standards. The legislative duties of the City Council include determining the value of each individual property with the proposed improvements in place and determining the special benefit that said improvements confer to each property.

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Special benefits to individual property owners vary on a project-by-project basis. The following special benefits are often present on projects similar to this one. The special benefits listed below are in no particular order since they can vary from project to project, and the list is not intended to be all inclusive since other special benefits can be and often are conferred.

1. Reduction of fugitive dust
2. Lower vehicle maintenance costs due to a smoother roadway
3. Reduced roadway noise
4. Improved sense of place for the neighborhood
5. Aesthetic enhancements
6. Improved drainage
7. Decreased potential for trash due to the elimination of ditches and culverts
8. Decreased response time for emergency services
9. Improved street lighting
10. Improved ability to maintain the non-paved right-of-way
11. Decreased chance of broken windshields due to rocks
12. Enhanced access to parcels
13. Opportunity to develop property to its highest and best use
14. Improved ability to keep vehicles and homes clean
15. Updating street to current design standards to enhance safety
16. Decreased environmental contamination of streams
17. Potential for preservation of property value compared to properties on non-paved streets
18. Potential for increased property value compared to properties on non-paved streets
19. Improved pedestrian access
20. Improved recreational opportunities
21. Maintaining or improving the marketability of the properties
22. Providing secondary access to property for development purposes

Sometimes the special benefits are not conferred immediately upon completion of construction. Many special benefits, at first blush, appear to be intangible benefits (such as some of the ones listed above), but may continue to provide dividends to the adjacent and abutting property owners for the life of the pavement. It is not uncommon in Iowa for the average life of a paved municipal street to approach 75 years. There may be an immediate increase in appraised value for parcels upon the completion of the project; the other benefits may be significantly greater in value in the long run.

The benefit to the property owners for the street is calculated in accordance with City Policy utilizing the proximity assessment methodology adopted by the Council on October 4, 1999. Detailed descriptions of the methodology followed are available in the policy.

A minor collector street classification reduction in the amount of 5% for the area within 150 feet of the improvements has been included in the calculations in accordance with the policy. No other reductions are shown at this time. The costs of the benefits for the street construction have been proportionally distributed to properties on both sides of the street utilizing the Modified Flint Formula method as outlined in the City's policy.

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The legal descriptions for the assessment benefit areas are shown on the attached pages.

Please note that the assessment schedule shows a valuation of lots and parcels as established by the Council. The property valuations shown were based upon analysis by staff of the market values for the lots in Whisper Ridge and surrounding areas. A MAI appraiser was not retained to determine values for this project.

The calculated assessments for each lot or parcel were computed utilizing the preliminary cost estimate and are shown on the schedule along with any conditional deficiencies. Any costs in excess of those shown on the schedule will be paid from other City funds as appropriate.

The special assessments won't become effective until the construction project is finalized, the final plat and schedule of assessments is prepared and approved by the Council and recorded, and the assessor levies the special assessment.

Conditional deficiency assessments are levied when the special assessment exceeds 25% of the value of the parcel being specially assessed. The conditional deficiency assessments are recorded but not collectable unless the value of the property increases. Should the parcels with conditional deficiency assessments be subdivided and the value of the land increased a sufficient amount to cover the deficiency, the special assessments and remaining deficiency assessment will be due and payable at the time of subdivision. Conditional deficiency assessments also will decrease in value 10% annually after the final plat and schedule is approved.

At this time, no agricultural deferrals are anticipated nor accounted for since the Sandahl Financial Interests, LP Sandahl Trust parcels are taxed as residential properties. The Sandahl Interests own all the property on the southerly frontage of Coachlight Drive.

Respectfully Submitted,

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

PROJECT COSTS
COACHLIGHT DRIVE STREET IMPROVEMENTS
SOUTH 88TH STREET TO SOUTH 91ST STREET
PROJECT NO. 0510-024-2008

Item	Assessable	Non-Assessable	Total
Paving, Storm Sewer and Incidental Items	$445,000.00	$42,000.00	$487,000.00
Contingencies (10%)	$44,500.00	$4,200.00	$48,700.00
Total Construction Cost	$489,500.00	$46,200.00	$535,700.00
Engineering (15%)	$73,425.00	$6,930.01	$80,355.01
Legal and Administrative (2.5%)	$12,237.50	$1,155.00	$13,392.50
Right-of-Way	$0.00	$0.00	$0.00
Total Project Cost	$575,162.50	$54,285.01	$629,447.51

FINANCIAL IMPACT
COACHLIGHT DRIVE STREET IMPROVEMENTS
SOUTH 88TH STREET TO SOUTH 91ST STREET
PROJECT NO. 0510-024-2008

Category	Cost	Proportion of Total Project Cost
(A) NON-CITY SHARE		
Assessable Costs	$210,604.61	33.46%
Subtotal	$210,604.61	33.46%
(B) CITY SHARE		
Assessable Costs	$0.00	0.00%
Non-Assessable Costs	$54,285.01	8.62%
Reductions	$24,274.40	3.86%
Conditional Deficiency	$340,283.49	54.06%
Subtotal	$418,842.90	66.54%
TOTAL PROJECT COSTS	$629,447.51	100.00%

Notes:

1. Proportional costs do not include potential agricultural deferment City cash flow requirements.
2. Street classification: Minor Collector

ASSESSMENT BENEFIT AREAS AND METHODOLOGIES
COACHLIGHT DRIVE STREET IMPROVEMENTS
SOUTH 88TH STREET WEST
PROJECT NO. 0510-024-2008

PROXIMITY BENEFIT:

ALL PROPERTIES FRONTING OR WITHIN 300 FEET OF THE IMPROVEMENTS WILL HAVE A SPECIAL BENEFIT. THIS BENEFIT IS CONFERRED DUE TO THE PROXIMITY OF THE PROJECT. THE PROPERTIES WITHIN THIS BOUNDARY WILL HAVE A MORE DIRECT ACCESS TO THE PAVED ROAD AND WILL BE LESS INCONVENIENCED THAN PROPERTIES LOCATED FURTHER FROM THE PROJECT. THE PROXIMITY BENEFIT WAS CALCULATED FROM A DERIVATION OF THE FLINT FORMULA. THE PROXIMITY BENEFIT BOUNDARY IS GENERALLY LEGALLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 15, TO A POINT 300.00 FEET SOUTH OF AND NORMAL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE WEST, ALONG A LINE 300.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 850.00 FEET;

THENCE NORTH, A DISTANCE OF 300.00 FEET, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTH, TO THE INTERSECTION OF THE SOUTH LINE OF WHISPER RIDGE PLAT 3, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND THE WEST LINE EXTENDED OF LOT B OF SAID WHISPER RIDGE PLAT 3 SUBDIVISION;

THENCE NORTH, ALONG THE WEST LINE OF LOT B OF SAID WHISPER RIDGE PLAT 3, TO A POINT 300.00 FEET NORTH OF AND NORMAL TO THE SOUTH LINE OF SAID WHISPER RIDGE PLAT 3:

THENCE EAST, ALONG A LINE 300.00 FEET NORTH OF THE SOUTH LINE OF SAID WHISPER RIDGE PLAT 3, TO THE EAST LINE OF SAID SECTION 15;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 15, TO THE POINT OF BEGINNING.

PRELIMINARY ASSESSMENT SCHEDULE
COACHLIGHT DRIVE STREET IMPROVEMENTS
SOUTH 88TH STREET TO SOUTH 91ST STREET
WDM PROJECT NO. 0510-024-2008
July 23, 2014

PARCEL NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	DISTRICT NUMBER	PARCEL NUMBER	CERTIFICATE NUMBER	COUNCIL PROPERTY VALUATION WITH IMPROVEMENTS (5)	PROXIMITY BENEFIT POINTS	PROXIMITY BENEFIT COST	STREET CLASSIFICATION REDUCTION *	COUNCIL ORDERED REDUCTIONS	TOTAL REDUCTIONS	TOTAL BENEFIT COST	CONDITIONAL DEFICIENCY ADJUSTMENT (-)	ASSESSABLE COST (MAXIMUM)	PROPORTION TOTAL PROJECT COST
1	HIDDEN CREEK, LLC	254 SOUTH 91ST STREET	WHISPER RIDGE PLAT 3 LOT 11	690	16-15-228-011	1531900	$89,900.00	774	$2,453.45	0%	$0.00	$0.00	$2,453.45	$0.00	$2,453.45	0.39%
2	HIDDEN CREEK, LLC	266 SOUTH 91ST STREET	WHISPER RIDGE PLAT 3 LOT 12	690	16-15-228-012	1532000	$84,900.00	1,121	$3,553.38	0%	$0.00	$0.00	$3,553.38	$0.00	$3,553.38	0.56%
3	HIDDEN CREEK, LLC	278 SOUTH 91ST STREET	WHISPER RIDGE PLAT 3 LOT 13	690	16-15-228-013	1532100	$84,900.00	1,985	$6,292.11	0%	$0.00	$0.00	$6,292.11	$0.00	$6,292.11	1.00%
4	HIDDEN CREEK, LLC	294 SOUTH 91ST STREET	WHISPER RIDGE PLAT 3 LOT 14	690	16-15-228-014	1532200	$89,900.00	10,474	$33,200.80	5%	$0.00	$1,660.04	$31,540.76	$9,065.76	$22,475.00	3.57%
5	HIDDEN CREEK, LLC		NE1/4 NE1/4 SEC 15-78-26	690	16-15-226-006	1532300	$412,200.00	71,428	$226,414.62	5%	$0.00	$9,645.79	$216,768.83	$113,718.83	$103,050.00	16.37%
5A	HIDDEN CREEK, LLC		NE1/4 NE1/4 SEC 15-78-26	690	16-15-226-006	1532400	$12,600.00	2,248	$7,125.78	5%	$0.00	$305.10	$6,820.68	$3,670.68	$3,150.00	0.50%
6	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 36	690	16-15-276-005	1532500	$500.00	39	$123.62	0%	$0.00	$0.00	$123.62	$0.00	$123.62	0.02%
7	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 37	690	16-15-276-006	1532600	$28,500.00	2,741	$8,688.50	5%	$0.00	$65.14	$8,623.36	$1,498.36	$7,125.00	1.13%
8	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 38	690	16-15-276-007	1532700	$39,000.00	20,697	$65,605.97	5%	$0.00	$3,152.08	$62,453.89	$52,703.89	$9,750.00	1.55%
8A	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOTS C & D	690	16-15-276-016	1532800	$9,000.00	877	$2,779.94	5%	$0.00	$0.00	$2,779.94	$529.94	$2,250.00	0.36%
9	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 39	690	16-15-276-008	1532900	$63,500.00	34,312	$108,763.21	5%	$0.00	$5,227.68	$103,535.53	$87,660.53	$15,875.00	2.52%
10	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 40	690	16-15-276-009	1533000	$42,500.00	4,155	$13,170.64	5%	$0.00	$118.87	$13,051.78	$2,426.78	$10,625.00	1.69%
11	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 41	690	16-15-276-010	1533100	$2,500.00	179	$567.40	0%	$0.00	$0.00	$567.40	$0.00	$567.40	0.09%
12	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 46	690	16-15-276-012	1533200	$43,500.00	25,510	$80,862.37	5%	$0.00	$4,038.52	$76,823.84	$65,948.84	$10,875.00	1.73%
13	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 45	690	16-15-276-013	1533300	$46,500.00	4,652	$14,746.05	5%	$0.00	$61.18	$14,684.87	$3,059.87	$11,625.00	1.85%
14	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 44	690	16-15-276-014	1533400	$4,000.00	257	$814.65	0%	$0.00	$0.00	$814.65	$0.00	$814.65	0.13%
			TOTALS					181,449	$575,162.50		$0.00	$24,274.40	$550,888.10	$340,283.49	$210,604.61	33.46%
			TOTAL ASSESSABLE PROJECT COST												$575,162.50	91.38%
			TOTAL REDUCTIONS												$24,274.40	3.86%
			TOTAL CONDITIONAL DEFICIENCY OUTLAYS												$340,283.49	54.06%
			TOTAL ASSESSABLE COST												$210,604.61	33.46%
			TOTAL PROJECT COST												$629,447.51	100.00%

* Only pertains to the areas within 150' of proposed right-of-way.

HICKORY KNOLLS PLACE REPLAT

WHISPER RIDGE PLAT 3

WHISPER RIDGE PLAT 1

SILVERWOOD PLAT 1

SILVERWOOD PLAT 2

SILVERWOOD PLAT 3

SILVERWOOD PLAT 4

SILVERWOOD PLAT 1

CEDAR RIDGE

HERITAGE BEND PLAT 1

S.91ST STREET

S.88TH STREET

S.86TH STREET

BRIDGEWOOD BOULEVARD

LOT C

OUTLOT Z

OUTLOT Y

OUTLOT X

STONEBERRY DRIVE

LOT A

SILVERWOOD DRIVE

LOT B

LIBERTY COURT

LOT C

AUTUMN COURT

LOT D

LOT E

ROCKWOOD LANE

PROPOSED COACHLIGHT DRIVE

PROPOSED 70.00' R.O.W.

COACHLIGHT DRIVE

LOT A

LOT D

LOT E

LOT H

LOT K

LOT N

PT. NE 1/4 NE 1/4

SEC 15-78-26

S.E. COR. NE 1/4 NE 1/4

SEC. 15-78-26

S.W. COR. NE 1/4 NE 1/4

SEC. 15-78-26

S.E. COR. NW 1/4 NW 1/4

SEC. 14-78-26

LEGEND

②	PARCEL NUMBER
	SECTION LINE
	SPECIAL ASSESSMENT DISTRICT BOUNDARY
	SUBDIVISION BOUNDARY
	PROPOSED COACHLIGHT DR R.O.W. LINE
	LOT LINE
▲	PERMANENT CONTROL MONUMENT
26	LOT NUMBER

N

SCALE IN FEET: 1" = 100'

0' 50' 100' 200'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C16	1°44'12"	1035.00	31.37	15.69	31.37	N6°00'36"W
C17	1°51'12"	965.00	31.22	15.61	31.22	N5°57'06"W
C18	89°54'40"	25.00	39.23	24.96	35.33	S51°50'03"E
C19	8°29'13"	50.00	7.41	3.71	7.40	N4°42'39"E
C20	32°31'19"	50.00	28.38	14.58	28.00	N15°47'00"W
C21	60°40'06"	60.00	63.53	35.11	60.61	N1°43'10"W
C22	51°42'41"	60.00	54.15	29.08	52.33	N54°28'10"E
C23	66°53'51"	60.00	70.05	39.64	66.14	S66°13'35"E
C24	82°45'41"	60.00	86.67	52.86	79.33	S8°36'11"W
C25	5°59'32"	50.60	5.29	2.65	5.29	S46°57'34"W
C26	35°02'11"	49.89	30.51	15.75	30.03	S26°24'44"W

CITY OF WEST DES MOINES
DEPARTMENT OF ENGINEERING SERVICES
MAIN CIVIC CENTER
WEST DES MOINES, IOWA 50265
PHONE NO. (515) 222-3620
FAX NO. (515) 222-3655

DATE: 5/15/2015
REVISED: 7/20/2015

PROJECT:

PRELIMINARY ASSESSMENT PLAT
COACHLIGHT DRIVE EXTENSION

LOCATION:

COACHLIGHT DRIVE: FROM CENTERLINE OF S. 88TH STREET TO WEST R.O.W. LINE OF S. 91ST STREET

DRAWN BY: REF	DESIGNED BY: DCW	SCALE: 1" = 100'
PROJECT NO. 0510-024-2008		SHT. 1

PRELIMINARY PLAT AND SCHEDULE OF ASSESSMENTS

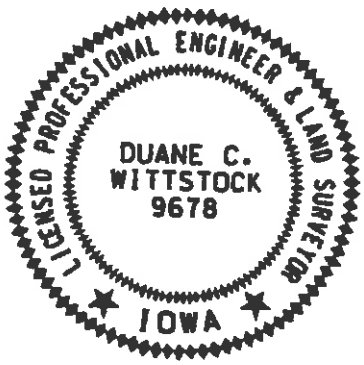
FOR

COACHLIGHT DRIVE STREET IMPROVEMENTS
SOUTH 88TH STREET WEST

PROJECT NO. 0510-024-2008
REV A

PREPARED BY:

DEPARTMENT OF ENGINEERING SERVICES
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA



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 AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DUANE C. WITTSTOCK, P.E., L.S. 9-17-15 **DATE**

My License Renewal date is December 31, 2016
Pages Covered by this Seal: 1 - 8

THE CITY OF
West Des Moines®
www.wdm.iowa.gov

Development Services

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

Building Inspection
515-222-3630

Planning and Engineering
515-222-3620

FAX 515-273-0602
TDD/TTY 515-222-3334

E-mail
developmentservices@wdm.iowa.gov

September 16, 2015

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

Re: Preliminary Plat and Schedule of Assessments
Coachlight Drive Street Improvements Project
South 88th Street West REV A

Honorable Mayor and Members of the Council:

We submit for your consideration the Preliminary Plat and Schedule of Assessments for the construction of Coachlight Drive from South 88th Street west.

The project is located in Dallas County. The Council was petitioned to initiate a special assessment process by the owners of the Whisper Ridge subdivision. They own the entire frontage on the north side of future Coachlight Drive. The owners have indicated they will pay their assessment in full when the final assessments are approved by the Council.

The street construction will consist of the installation of a six (6") inch thick reinforced Portland Cement Concrete (PCC) pavement section nominally 26' to 37' in width with integral curb on Coachlight Drive. The 37' wide section is required to construct an eastbound to northbound left turn lane on Coachlight Drive at 88th Street. The pavement that is constructed as part of the project on South 88th Street will be nine inch (9") thick. The project also will include water main, storm sewer, grading, and other related miscellaneous work required to construct an urban street. Coachlight Drive is classified as a Minor Collector in accordance with the Comprehensive Plan. It is anticipated the right-of-way necessary for the project will be donated.

The estimated cost of the project is as shown on the "Project Costs" page. The total project cost is estimated to be $810,397.51 with $756,112.50 potentially being assessable to the property owners prior to Council authorized reductions. The details of the financial impacts are shown on the attached "Financial Impact" page.

The City is assuming responsibilities for the cost of the east half of the South 88th Street and Coachlight Drive intersection, as well as the cost of the pavement thickness in excess of six (6") inches. The Special Assessment Policy allows the City to assess widths greater than 26' in circumstances like these if the Council chooses. This approach is consistent with recent Council actions regarding development exactions in the area.

The attached Assessment Schedule reflects the calculated benefit the property owners receive for the reinforced PCC pavement, grading, storm sewer, and other miscellaneous related items normally associated with a Minor Collector Street constructed to City Standards. The legislative duties of the City Council include determining the value of each individual property with the proposed improvements in place and determining the special benefit that said improvements confer to each property.

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Special benefits to individual property owners vary on a project-by-project basis. The following special benefits are often present on projects similar to this one. The special benefits listed below are in no particular order since they can vary from project to project, and the list is not intended to be all inclusive since other special benefits can be and often are conferred.

1. Reduction of fugitive dust
2. Lower vehicle maintenance costs due to a smoother roadway
3. Reduced roadway noise
4. Improved sense of place for the neighborhood
5. Aesthetic enhancements
6. Improved drainage
7. Decreased potential for trash due to the elimination of ditches and culverts
8. Decreased response time for emergency services
9. Improved street lighting
10. Improved ability to maintain the non-paved right-of-way
11. Decreased chance of broken windshields due to rocks
12. Enhanced access to parcels
13. Opportunity to develop property to its highest and best use
14. Improved ability to keep vehicles and homes clean
15. Updating street to current design standards to enhance safety
16. Decreased environmental contamination of streams
17. Potential for preservation of property value compared to properties on non-paved streets
18. Potential for increased property value compared to properties on non-paved streets
19. Improved pedestrian access
20. Improved recreational opportunities
21. Maintaining or improving the marketability of the properties
22. Providing secondary access to property for development purposes

Sometimes the special benefits are not conferred immediately upon completion of construction. Many special benefits, at first blush, appear to be intangible benefits (such as some of the ones listed above), but may continue to provide dividends to the adjacent and abutting property owners for the life of the pavement. It is not uncommon in Iowa for the average life of a paved municipal street to approach 75 years. There may be an immediate increase in appraised value for parcels upon the completion of the project; the other benefits may be significantly greater in value in the long run.

The benefit to the property owners for the street is calculated in accordance with City Policy utilizing the proximity assessment methodology adopted by the Council on October 4, 1999. Detailed descriptions of the methodology followed are available in the policy.

A minor collector street classification reduction in the amount of 5% for the area within 150 feet of the improvements has been included in the calculations in accordance with the policy. No other reductions are shown at this time. The costs of the benefits for the street construction have been proportionally distributed to properties on both sides of the street utilizing the Modified Flint Formula method as outlined in the City's policy.

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The legal descriptions for the assessment benefit areas are shown on the attached pages.

Please note that the assessment schedule shows a valuation of lots and parcels as established by the Council. The property valuations shown were based upon analysis by staff of the market values for the lots in Whisper Ridge and surrounding areas. A MAI appraiser was not retained to determine values for this project.

The calculated assessments for each lot or parcel were computed utilizing the preliminary cost estimate and are shown on the schedule along with any conditional deficiencies. Any costs in excess of those shown on the schedule will be paid from other City funds as appropriate.

The special assessments won't become effective until the construction project is finalized; the final plat and schedule of assessments is prepared and approved by the Council and recorded, and the assessor levies the special assessment.

Conditional deficiency assessments are levied when the special assessment exceeds 25% of the value of the parcel being specially assessed. The conditional deficiency assessments are recorded but not collectable unless the value of the property increases. Should the parcels with conditional deficiency assessments be subdivided and the value of the land increased a sufficient amount to cover the deficiency, the special assessments and remaining deficiency assessment will be due and payable at the time of subdivision. Conditional deficiency assessments also will decrease in value 10% annually after the final plat and schedule is approved.

At this time, no agricultural deferrals are anticipated nor accounted for since the Sandahl Financial Interests, LP Sandahl Trust parcels are taxed as residential properties. The Sandahl Interests own all the property on the southerly frontage of Coachlight Drive.

Respectfully Submitted,

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

PROJECT COSTS
COACHLIGHT DRIVE STREET IMPROVEMENTS
SOUTH 88TH STREET TO SOUTH 91ST STREET
PROJECT NO. 0510-024-2008
REV A

Item	Assessable	Non-Assessable	Total
Paving, Storm Sewer and Incidental Items	$445,000.00	$42,000.00	$487,000.00
Water Main	$140,000.00	$0.00	$140,000.00
Subtotal	$585,000.00	$42,000.00	$627,000.00
Contingencies (10%)	$58,500.00	$4,200.00	$62,700.00
Total Construction Cost	$643,500.00	$46,200.00	$689,700.00
Engineering (15%)	$96,525.00	$6,930.01	$103,455.01
Legal and Administrative (2.5%)	$16,087.50	$1,155.00	$17,242.50
Right-of-Way	$0.00	$0.00	$0.00
Total Project Cost	$756,112.50	$54,285.01	$810,397.51

FINANCIAL IMPACT
COACHLIGHT DRIVE STREET IMPROVEMENTS
SOUTH 88TH STREET TO SOUTH 91ST STREET
PROJECT NO. 0510-024-2008
REV A

Category	Cost	Proportion of Total Project Cost
(A) NON-CITY SHARE		
Assessable Costs	$214,718.27	26.50%
Subtotal	$214,718.27	26.50%
(B) CITY SHARE		
Assessable Costs	$0.00	0.00%
Non-Assessable Costs	$54,285.01	6.70%
Reductions	$31,911.29	3.94%
Conditional Deficiency	$509,482.94	62.87%
Subtotal	$595,679.24	73.50%
TOTAL PROJECT COSTS	$810,397.51	100.00%

Notes:

1. Proportional costs do not include potential agricultural deferment City cash flow requirements.
2. Street classification: Minor Collector

ASSESSMENT BENEFIT AREAS AND METHODOLOGIES
COACHLIGHT DRIVE STREET IMPROVEMENTS
SOUTH 88TH STREET WEST
PROJECT NO. 0510-024-2008
REV A

PROXIMITY BENEFIT:

ALL PROPERTIES FRONTING OR WITHIN 300 FEET OF THE IMPROVEMENTS WILL HAVE A SPECIAL BENEFIT. THIS BENEFIT IS CONFERRED DUE TO THE PROXIMITY OF THE PROJECT. THE PROPERTIES WITHIN THIS BOUNDARY WILL HAVE A MORE DIRECT ACCESS TO THE PAVED ROAD AND WILL BE LESS INCONVENIENCED THAN PROPERTIES LOCATED FURTHER FROM THE PROJECT. THE PROXIMITY BENEFIT WAS CALCULATED FROM A DERIVATION OF THE FLINT FORMULA. THE PROXIMITY BENEFIT BOUNDARY IS GENERALLY LEGALLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 15, TO A POINT 300.00 FEET SOUTH OF AND NORMAL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE WEST, ALONG A LINE 300.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 850.00 FEET;

THENCE NORTH, A DISTANCE OF 300.00 FEET, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE NORTH, TO THE INTERSECTION OF THE SOUTH LINE OF WHISPER RIDGE PLAT 3, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND THE WEST LINE EXTENDED OF LOT B OF SAID WHISPER RIDGE PLAT 3 SUBDIVISION;

THENCE NORTH, ALONG THE WEST LINE OF LOT B OF SAID WHISPER RIDGE PLAT 3, TO A POINT 300.00 FEET NORTH OF AND NORMAL TO THE SOUTH LINE OF SAID WHISPER RIDGE PLAT 3:

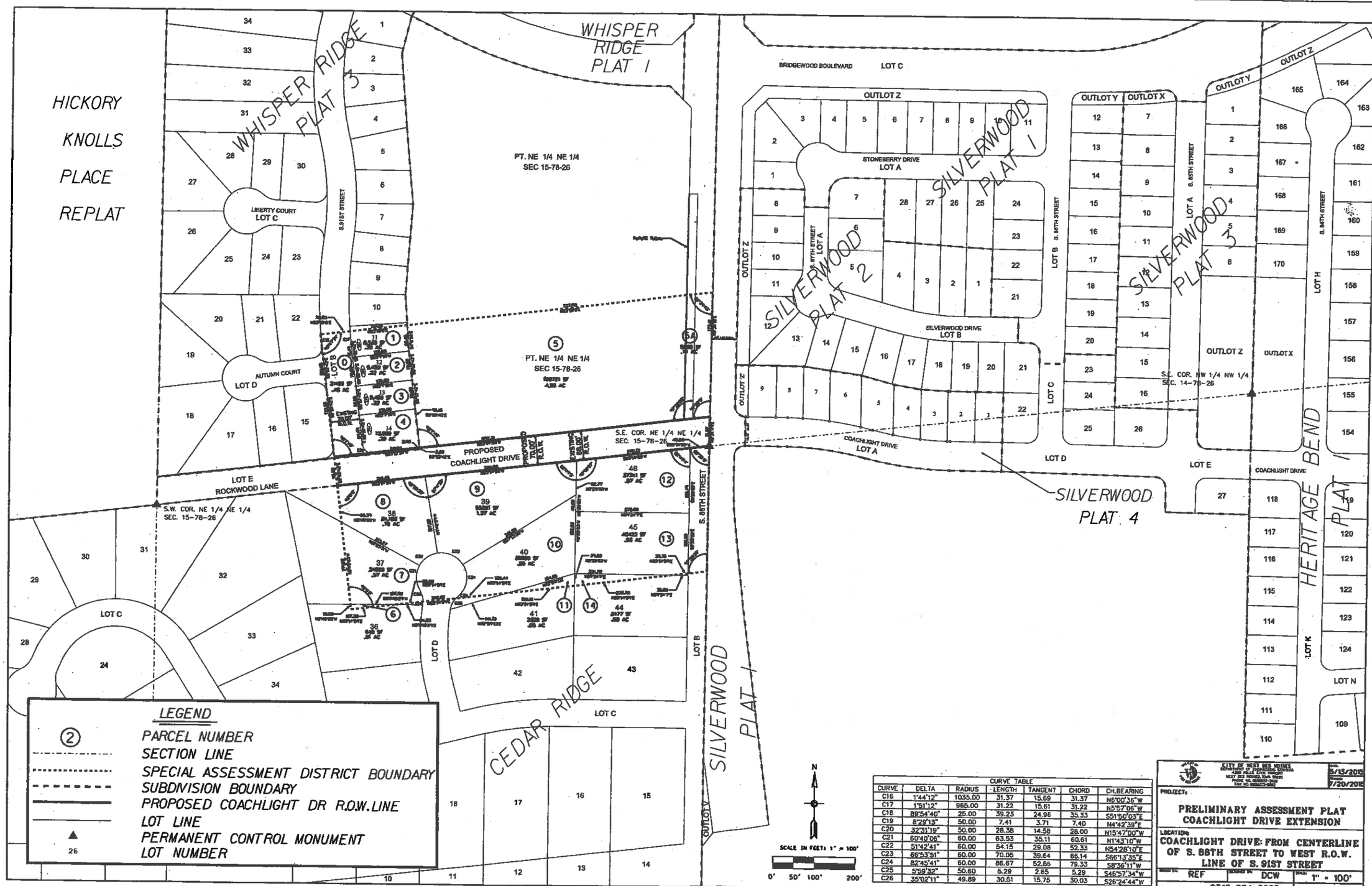
THENCE EAST, ALONG A LINE 300.00 FEET NORTH OF THE SOUTH LINE OF SAID WHISPER RIDGE PLAT 3, TO THE EAST LINE OF SAID SECTION 15;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 15, TO THE POINT OF BEGINNING.

PRELIMINARY ASSESSMENT SCHEDULE REV A
COACHLIGHT DRIVE STREET IMPROVEMENTS
SOUTH 88TH STREET TO SOUTH 91ST STREET
WDM PROJECT NO. 0510-024-2008
September 16, 2015

PARCEL NO.	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	DISTRICT NUMBER	PARCEL NUMBER	CERTIFICATE NUMBER	COUNCIL PROPERTY VALUATION WITH IMPROVEMENTS (5)	PROXIMITY BENEFIT POINTS	PROXIMITY BENEFIT COST	STREET CLASSIFICATION REDUCTION *	COUNCIL ORDERED REDUCTIONS	TOTAL REDUCTIONS	TOTAL BENEFIT COST	CONDITIONAL DEFICIENCY ADJUSTMENT (-)	ASSESSABLE COST (MAXIMUM)	PROPORTION TOTAL PROJECT COST
1	HIDDEN CREEK, LLC	254 SOUTH 91ST STREET	WHISPER RIDGE PLAT 3 LOT 11	690	16-15-228-011	1531900	$89,900.00	774	$3,225.32	0%	$0.00	$0.00	$3,225.32	$0.00	$3,225.32	0.40%
2	HIDDEN CREEK, LLC	266 SOUTH 91ST STREET	WHISPER RIDGE PLAT 3 LOT 12	690	16-15-228-012	1532000	$84,900.00	1,121	$4,671.30	0%	$0.00	$0.00	$4,671.30	$0.00	$4,671.30	0.58%
3	HIDDEN CREEK, LLC	278 SOUTH 91ST STREET	WHISPER RIDGE PLAT 3 LOT 13	690	16-15-228-013	1532100	$84,900.00	1,985	$8,271.65	0%	$0.00	$0.00	$8,271.65	$0.00	$8,271.65	1.02%
4	HIDDEN CREEK, LLC	294 SOUTH 91ST STREET	WHISPER RIDGE PLAT 3 LOT 14	690	16-15-228-014	1532200	$89,900.00	10,474	$43,646.00	5%	$0.00	$2,182.30	$41,463.70	$18,988.70	$22,475.00	2.77%
5	HIDDEN CREEK, LLC		NE1/4 NE1/4 SEC 15-78-26	690	16-15-226-006	1532300	$412,200.00	71,428	$297,646.19	5%	$0.00	$12,680.42	$284,965.77	$181,915.77	$103,050.00	12.72%
5A	HIDDEN CREEK, LLC		NE1/4 NE1/4 SEC 15-78-26	690	16-15-226-006	1532400	$12,600.00	2,248	$9,367.60	5%	$0.00	$401.08	$8,966.51	$5,816.51	$3,150.00	0.39%
6	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 36	690	16-15-276-005	1532500	$500.00	39	$162.52	0%	$0.00	$0.00	$162.52	$37.52	$125.00	0.02%
7	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 37	690	16-15-276-006	1532600	$28,500.00	2,741	$11,421.97	5%	$0.00	$85.63	$11,336.33	$4,211.33	$7,125.00	0.88%
8	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 38	690	16-15-276-007	1532700	$39,000.00	20,697	$86,246.05	5%	$0.00	$4,143.74	$82,102.31	$72,352.31	$9,750.00	1.20%
8A	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOTS C & D	690	16-15-276-016	1532800	$9,000.00	877	$3,654.53	5%	$0.00	$0.00	$3,654.53	$1,404.53	$2,250.00	0.28%
9	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 39	690	16-15-276-008	1532900	$63,500.00	34,312	$142,980.85	5%	$0.00	$6,872.35	$136,108.50	$120,233.50	$15,875.00	1.96%
10	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 40	690	16-15-276-009	1533000	$42,500.00	4,155	$17,314.22	5%	$0.00	$156.27	$17,157.95	$6,532.95	$10,625.00	1.31%
11	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 41	690	16-15-276-010	1533100	$2,500.00	179	$745.91	0%	$0.00	$0.00	$745.91	$120.91	$625.00	0.08%
12	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 46	690	16-15-276-012	1533200	$43,500.00	25,510	$106,302.21	5%	$0.00	$5,309.07	$100,993.14	$90,118.14	$10,875.00	1.34%
13	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 45	690	16-15-276-013	1533300	$46,500.00	4,652	$19,385.26	5%	$0.00	$80.42	$19,304.83	$7,679.83	$11,625.00	1.43%
14	SANDAHL FINANCIAL INTERESTS, LP SANDAHL TRUST		CEDAR RIDGE LOT 44	690	16-15-276-014	1533400	$4,000.00	257	$1,070.94	0%	$0.00	$0.00	$1,070.94	$70.94	$1,000.00	0.12%
							TOTALS	181,449	$756,112.50		$0.00	$31,911.29	$724,201.21	$509,482.94	$214,718.27	26.50%
							TOTAL ASSESSABLE PROJECT COST								$756,112.50	93.30%
							TOTAL REDUCTIONS								$31,911.29	3.94%
							TOTAL CONDITIONAL DEFICIENCY OUTLAYS								$509,482.94	62.87%
							TOTAL ASSESSABLE COST								$214,718.27	26.50%
							TOTAL PROJECT COST								$810,397.51	100.00%

* Only pertains to the areas within 150' of proposed right-of-way.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C16	1°44'12"	1035.00	31.37	15.69	31.37	N6°00'36"W
C17	1°51'12"	965.00	31.22	15.61	31.22	N5°57'06"W
C18	89°54'40"	25.00	39.23	24.96	35.33	S51°50'03"E
C19	8°29'13"	50.00	7.41	3.71	7.40	N4°42'39"E
C20	32°31'19"	50.00	28.38	14.58	28.00	N15°47'00"W
C21	60°40'06"	60.00	63.53	35.11	60.61	N1°43'10"W
C22	51°42'41"	60.00	54.15	29.08	52.33	N54°28'10"E
C23	66°53'31"	60.00	70.06	39.64	66.14	S66°13'35"E
C24	82°45'41"	60.00	86.67	52.86	79.33	S8°36'11"W
C25	5°59'32"	50.60	5.29	2.65	5.29	S46°57'34"W
C26	35°02'11"	49.89	30.51	15.75	30.03	S26°24'44"W

CITY OF WEST DES MOINES
DEPARTMENT OF PUBLIC WORKS DIVISION
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA 50265
PHONE: 515.222.3475
FAX: 515.222.3455

DATE: 5/15/2015
REVISED: 7/20/2015

PROJECT: PRELIMINARY ASSESSMENT PLAT COACHLIGHT DRIVE EXTENSION

LOCATION: COACHLIGHT DRIVE: FROM CENTERLINE OF S. 88TH STREET TO WEST R.O.W. LINE OF S. 91ST STREET

DRAWN BY: REF | REVIEWED BY: DCW | SCALE: 1" = 100'

PROJECT NO. 0510-024-2008 | SHT. 1