AGREEMENT BETWEEN THE CITY OF RAPID CITY
AND YASMEEN DREAM 111, LLC FOR WATER MAIN COST REIMBURSEMENT IN
EAST ANAMOSA STREET
FOR SHEPHERD HILLS SUBDIVISION

THIS AGREEMENT is made and entered into by and between the CITY OF RAPID
CITY, a municipal corporation, of 300 Sixth Street, Rapid City, South Dakota, 57701 (“City”),
and YASMEEN DREAM 111, LLC, of 520 Kansas City Street, Rapid City, South Dakota,
57701 (“Developer”).

WHEREAS, Developer owns property located within the City of Rapid City southeast of
the termination of East Anamosa Street that it intends to develop as Shepherd Hills Subdivision; and

WHEREAS, as part of its development of the property, Developer is installing one low
level water main and one high level water main within the proposed East Anamosa Street
extension; and

WHEREAS, the City has requested the Developer construct a 20” low level water main
instead of a 8” main in East Anamosa Street, which is the minimum size required to meet the
Developer’s needs; and

WHEREAS, the City has requested the Developer construct a 16” high level water main
instead of a 12” main in East Anamosa Street, which is the minimum size required to meet the
Developer’s needs; and

WHEREAS, The Developer’s engineer has demonstrated that these larger water mains
are not required to meet the needs of the development, however, it has been determined by the
City that the larger mains are needed to meet the needs of the City; and

WHEREAS, City desires to increase the size of the proposed low level water main in
East Anamosa Street right-of-way from 8” to 20” for approximately 820 linear feet; and

WHEREAS, City desires to increase the size of the proposed high level water main in
East Anamosa Street right-of-way from 12” to 16” for approximately 750 linear feet; and

WHEREAS, the construction of these water mains in East Anamosa Street will provide
water service and fire protection for Developer’s property in the proposed Shepherd Hills
Subdivision and to future development in the area; and

WHEREAS, the Developer has contracted with a professional engineer to prepare the
design plans, contract documents and detailed specifications for the design of the two water
mains, as well as cost estimates for the construction; and

WHEREAS, the plans have been reviewed by the City, and the City concurs with the
Developer’s cost estimates.
NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions herein set forth, it is agreed by the parties as follows:

1. The recitals set forth above constitute an integral part of this Agreement and are incorporated herein by this reference as if fully set forth herein as agreements of the parties.

2. The Developer agrees to construct a low level water main of 20” in East Anamosa Street as described above in accordance with the plans approved by the City and in accordance with any other contractual obligations Developer has to the City with regard to this construction. The Developer agrees to construct a high level water main of 16” in East Anamosa Street as described above in accordance with the plans approved by the City and in accordance with any other contractual obligations Developer has to the City with regard to this construction.

3. The Developer shall be responsible for all costs associated with construction of the water mains, and the City’s participation shall be by reimbursement of amounts expended by the Developer for construction as noted in item 4.

4. The total maximum dollar amount to be reimbursed to the Developer for the construction of the water mains construction shall not exceed $191,000.00. This maximum dollar amount is based upon quantities and costs provided in Exhibit A attached hereto and incorporated herein by this reference. If actual quantities and costs are less than specified in Exhibit A, the amount of reimbursement shall be adjusted accordingly. The Developer shall provide certified costs which contain sufficient information for the City to review Developer’s actual oversize construction costs and to determine the accuracy of the invoice.

5. Payment to Developer shall be conditioned on a timely request for reimbursement. The oversize costs payable by the City will be recouped by charging construction fees to benefiting properties, which includes properties within this development, identified in Exhibit B. A construction fee resolution will be placed on the next available City Council agenda upon receipt of a request for reimbursement by the Developer. Any fees for benefiting properties within this development having connected to City water prior to the reimbursement request shall be deducted from the total reimbursement amount.

6. Acceptance of the project by the City will not be considered until all testing is completed, as-builts submitted, and costs verified. Upon the City’s approval of the same, acceptance will be documented by issuance of an acceptance letter by the City.

7. The Developer may request reimbursement by the City only following acceptance of the project. The City shall make payment to the Developer within 45 calendar days of receipt of the reimbursement request, provided the project has been accepted.

8. The parties agree that this writing constitutes the entire agreement between them related to the oversize and improvement reimbursements discussed herein and that there are no other oral or collateral agreements or understandings of any kind or character except those contained
herein. No modification or amendment to this Agreement shall be valid, unless evidenced by a writing signed by the parties hereto.

9. In the event that any section(s), or provision(s) of this Agreement is declared invalid for any reason whatsoever by any competent court, such invalidity shall not affect any other section(s) or provision(s) of this Agreement if it can be given effect without the invalid section(s) or provision(s).

10. The parties agree that the terms of this Agreement shall be governed by the laws of the State of South Dakota. In the event of any conflict of laws, the law of the State of South Dakota shall be controlling. Any legal action arising out of or relating to this agreement shall be brought only in the Circuit Court of Pennington County, South Dakota.

    Dated this _____ day of _______________, 2019

    YASMEEN DREAM 111, LLC

    By: ________________________________

    Its: ________________________________

STATE OF SOUTH DAKOTA )
COUNTY OF PENNINGTON )ss.

    On this the _____ day of ______________, 2019, before me, the undersigned officer personally appeared ______________________, known to me or satisfactorily proven to be the ______________________of YASMEEN DREAM 111, LLC, a South Dakota limited liability company, and that he/she, as such ______________________ being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

    (seal) Notary Public, South Dakota
    My Commission Expires: ____________________
CITY OF RAPID CITY

Mayor Steve Allender

ATTEST:

Pauline Sumption, Finance Officer
(seal)

STATE OF SOUTH DAKOTA )
)ss.
COUNTY OF PENNINGTON )

On this _____ day of ____________________, 2019, before me, the undersigned officer, personally appeared Steve Allender and Pauline Sumption, who acknowledged themselves to be the Mayor and Finance Officer, respectively, of the City of Rapid City, a municipal corporation, and that they as such Mayor and Finance Officer, being authorized to do so, executed the foregoing agreement for the purposes therein contained by signing the name of the city of Rapid City by themselves as Mayor and Finance Officer.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

(seal)  Notary Public, South Dakota
My Commission Expires:
## Exhibit A
Shepherd Hills Water Main Oversize Estimate

<table>
<thead>
<tr>
<th>Unit Quantity</th>
<th>Base Cost</th>
<th>Upsized Cost</th>
<th>Difference</th>
<th>Oversize Amount</th>
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Total = $191,000.00
Shepard Hills Area
Anamosa Philadelphia St.
Proj. No.

Legend
- Proposed 20" Low Level
- Proposed 16" High Level
- Project Location
- Benefiting Area
- Major Street Plan