Reference: File # 17AN001
To City Planning, and Rapid City Statutory Planning Commission

Feb. 8, 2017

First of all, thank you for accepting a position of service that requires a 7:00 A.M. meeting. I am appreciative of the dedication & sacrifice these commitments require.

I am requesting that the 20 acres laying South of the Open Bible Church property and West of Sedivy be deannexed. The cities explanation of benefits when they propose annexation, are access to water & sewer on the same basis as city residents.

I do not believe the property should have been annexed because of the city’s sanitary sewer siphons that make obtaining city sewer nearly impossible. I certainly do not have access to sewer on the same basis as other city residents. See the Engineering Service letter dated September of 2007, attached, for details. I am not faulting the city planners for missing this obstruction, as this sewer collection system is buried, and there is no way you can tell it is there by visual inspection. I bought the property in 1999, and my title policy did not show it either, as while it affects my property, it is on the property owned by the Open Bible Church. Nothing is recorded to show this Siphon that restricts my property.

I have spent a lot of time & effort to find an answer, and when I was at city hall to apply for the deannexation, Sarah Hanzel called Ted Johnson from engineering, and I explained I could not get sewer, He said, “You have sewer. You can bore under Rapid Creek.” I will let you decide how you feel about that answer.

Another point for deannexation. If you will look at the map I marked Exhibit A, Sedivy is annexed to the SE corner of the church property. The annexation of Sedivy stops prior to getting to my property. Sedivy, which is my East boarder, is not annexed.

I have not been able to find a cost effective way to use this land. The Valley Green Sod Farm recently sold, and the new owner is willing to cut down the trees and farm my property. He will lease for two years, and the intent is to then own it. His land is in the county, and being farmed, and that is the best use for this 20 acres.

Thank You for your consideration on having an eyesore become a productive product.

Respectfully,

Sylvia Conrad
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Did you know?
Engineering Services Division administered over $28 million worth of construction in 2007.

Welcome
Welcome to the first edition of the Engineering Services Newsletter. In an effort to strengthen our connection with the community we serve, we are pleased to unveil a new tool to communicate current events, changes to the ways we conduct business and employee news for the Engineering Services Division of Public Works. We hope you find our articles interesting, informative and timely. The Engineering Services Newsletter will be published bi-annually via email and can also be accessed from our website at www.rcgov.org.

To ensure we highlight issues that are important to you, we are open to any suggestions for future newsletter articles. Feedback and future article suggestions should be forwarded to robert.ellis@rcgov.org. Thank you and enjoy.

Robert B. Ellis, P.E.
City Engineer
robert.ellis@rcgov.org

Mission Statement
Service
Values:
• Apply sound engineering practice to the transformation of resources to improve the quality of life of the citizens of Rapid City.
• Implement systems to maintain a beautiful and hospitable environment.
• Apply creative approaches to engineering problem solving.
• Bridge the gap between the technical and non-technical world.

Project Highlight
Sanitary Sewer Siphons
The City’s wastewater collection system includes two inverted siphons which cross Rapid Creek. One crossing is located near East Saint Patrick Street across from the Animal Shelter and the other is approximately one-quarter mile north of the Water Reclamation Facility in Rapid Valley. It had been determined by City crews that the siphon located nearest the treatment plant was in poor condition and near the end of its useful life.

The inverted siphons are comprised of two reinforced concrete pipes, one 30” diameter and one 36” diameter, which cross the creek approximately five feet below the creek bed and connect to the 42” trunk sewer main which extends to the Water Reclamation Facility.

Kadmas, Lee & Jackson (K LJ) was hired in February, 2006 to design and administer the construction of the project. Jerry Volk, PE was the lead engineer during the design phase of the project. KLJ was assisted by Advanced Engineering and Environmental Services (AE2S) from Bismarck, ND for the design of the inverted siphons. Brett Jochim, PE with AE2S did the siphon design.

The existing inverted siphons were connected to the new system as a backup for maintenance of the facility.

The project was awarded
See Project Highlight, Page 2
2007 Standard Specifications

As many of you have probably heard, the Standard Specifications for Public Works Construction have been updated to reflect recent changes in construction practices and available materials. These changes went into effect for most projects on August 1st. Some of the more significant changes came to the water, sewer and pipe culvert sections. A few of those changes are discussed below.

In the water section, Certa-Lok C900/RJ Restrained Joint PVC is now an approved product, the standards for using mechanical versus push-on fittings has been updated, pressure testing methods and requirements are more defined, the standard for vertical separations with sewer systems has been expanded, and pipe deflection requirements defined.

In the sewer section, minimum cover requirements have been modified, insulation practices defined, manhole depths amended, and pressure testing methods and requirement have been described.

In the pipe culverts section, post construction inspection and testing requirements have been developed. Several other changes were made to various sections of the Standard Specifications and it is advisable to review those changes if you routinely work within the right-of-way. One final reminder is that if you would like to ask for a change to the Standard Specifications you can submit a request by filling out a "Standard Specifications Change Request Form" and submitting it to Engineering Services. Remember the latest version of the Standard Specifications and "Standard Specifications Change Request Form" can be downloaded from the City's website at www.rcgov.org.

We would like to especially thank Roger Hall and all the members of the Associate General Contractors of South Dakota - Western Section for their assistance on this undertaking.

Robert B. Ellis, P.E.
City Engineer
robert.ellis@rcgov.org

Did you know?
Contractors excavating in the public right-of-way must first secure a Trenching Contractor's License.

Project Highlight
Continued from Page 1

to Heavy Constructors, Inc. for the amount of $1,089,075.95 in June, 2006. Bill Reasor was selected by Heavy Constructors to be Superintendent over the project based on his many years of experience with large pipe projects. Rich Wells, PE from KLJ along with assistance from Sara Odden, EIT managed the construction phase of the project. The two inverted siphons needed to be completed to the extent that all work in Rapid Creek was complete by October 15, 2006 (start of the trout spawning season), which was accomplished. The remainder of the project, which included the construction of eight large box manholes at each site with gates for diverting the flows, was completed in June, 2007.

This project had many challenges that were overcome and will serve the citizens of Rapid City for the next 75 years.

Keith Johnson
Project Administrator
keith.johnson@rcgov.org

Effective Date is August 1, 2007 for:
- City funded designs initiated after August 1st
- City funded construction projects advertised for bid after August 1st
- All work requiring a City "Right-of-Way" permit issued after August 1st
- All preliminary plats submitted after August 1, 2007
RESOLUTION #2014-090

RESOLUTION ADOPTING A POLICY REGARDING DEANNEXATION

WHEREAS, the design, construction, and maintenance of public roads constitutes a considerable investment on the part of private developers and local government; and

WHEREAS, the design, construction, and maintenance of public utility services constitutes a considerable investment on the part of private developers and local government; and

WHEREAS, the Common Council of the City of Rapid City has adopted Plan Rapid City, Rapid City's Comprehensive Plan, in order to plan for orderly growth and development; and

WHEREAS, the health, safety and welfare of local citizens depends on the proper design, construction and maintenance of dedicated public roads and public utility service; and

WHEREAS, the City of Rapid City has extended its platting jurisdiction into the three mile area surrounding the corporate limits of the City pursuant to state law; and

WHEREAS, the coordination of zoning, platting, Capital Improvements Programming, Comprehensive Planning and Building Inspection are important to the orderly growth and development of Rapid City; and

WHEREAS, the building codes as adopted by the City are at present not in force outside the City limits; and

WHEREAS, orderly growth and development requires sufficient building regulations and comprehensive planning; and

WHEREAS, appropriate inspection of subdivision improvements to determine if materials and design are in accordance with quality planning principles or public works standards is lacking outside the City limits; and

WHEREAS, private and public dollars may be wasted in the absence of proper inspection and maintenance; and

WHEREAS, the City of Rapid City after approving boundary adjustments may from time to time consider requests to exclude properties from its city corporate limits.
NOW, THEREFORE, BE IT RESOLVED by the City of Rapid City that it is the policy of the Common Council that at any time a request relating to exclusion from the city corporate limits is put before the Common Council, the Council shall consider the following items:

1. The subject property is located outside the Urban Services Boundary established by Plan Rapid City, Rapid City’s Comprehensive Plan adopted April 2014, or subsequent updates;

✓ 2. The City has not expended significant funds to benefit property by bringing utilities to the subject property, addressing drainage on the subject property or other improvements to benefit the subject property;

✓ 3. The subject property is located outside any “doughnut hole” the Common Council has identified within its annexation priorities to close;

4. The subject property is located at least 500 feet from any municipal utility service;

5. The subject property is located at least 500 feet from any municipally maintained transportation facility;

✓ 6. The subject property is located within 500 feet of platted property;

7. The subject property is located outside the focused growth areas as identified in Plan Rapid City;

✓ 8. The subject property is located outside any active tax increment financing district boundary;

9. The exclusion of the subject property creates an irregular boundary creating difficulty for the City of Rapid City to administer services;

✓ 10. The subject property is located outside an area where there is a tendency for imminent growth of the city;

✓ 11. The subject property is located at least 500 feet from any project identified within the Rapid City 5-year Capital Improvements Program;

12. The exclusion of the subject property creates portions of the remaining corporate limits to be discontiguous;

✓ 13. The subject property does not include residences for any person(s) who utilize City services; or

✓ 14. The subject property is primarily agricultural in character or used for agricultural purposes only.

BE IT FURTHER RESOLVED by the City of Rapid City that this corporate limits exclusion policy shall direct the actions of the Common Council when considering exclusion requests.
DATED this _____ day of October, 2014.

CITY OF RAPID CITY

[Signature]
Mayor

Attest:
[Signature]
Finance Officer

(SEAL)

Published: 10-14-14
Effective: 11-7-14

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

[Signature] 10-3-14
Attorney  Date