



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

## GROWTH MANAGEMENT

300 Sixth Street  
Rapid City, SD 57701

Barbara Garcia, Community Development Specialist  
Growth Management Department  
city web: [www.rcgov.org](http://www.rcgov.org)

Phone: 605-394-4181  
Fax: 605-394-2232  
e-mail: [Barbara.garcia@rcgov.org](mailto:Barbara.garcia@rcgov.org)

### MEMORANDUM

TO: Legal & Finance Committee

FROM: Barbara Garcia, Community Development Specialist

DATE: April 11, 2005

RE: Requests to Perform Environmental Reviews for Projects Not Receiving Community Development Block Grant Funds from:  
Pennington County Housing and Redevelopment Commission &  
Ron Jeffries, General Manager, Central States Fair

Staff is seeking Council guidance on whether staff should continue to perform environmental reviews for projects not funded with City dollars, whether fees should be charged for those services, and how much should be charged.

The Growth Management Department has received two requests to perform environmental reviews for projects receiving HUD funds that are not passed through the City of Rapid City. HUD requires an environmental review to be performed on any project utilizing their funds, prior to approval for funds release. In western South Dakota, only Black Hills Council of Local Governments and the Rapid City Community Development Specialist are approved to perform environmental reviews for HUD. If neither approved party can perform the review, funds would not be allowed to be released, as there is no other entity in this area to provide the service.

The City's Community Development Specialist performs environmental reviews for all activities involving the use of Community Development Block Grant funds. In the past, the City Community Development Specialist also performed annual environmental reviews for Pennington County Housing and Redevelopment Commission, at no cost, even though no City funds were involved in the projects.

Environmental reviews can be quite time consuming and can include costs which impact the Community Development budget. Concerning Pennington County Housing and Redevelopment Commission, the review can include properties outside the city limits, such as Wall, New Underwood and Hill City. An environmental review requires site visits, photos, conferring with professionals, conducting noise evaluations, report preparation, and publication of the findings.



EQUAL HOUSING  
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Memorandum – Legal & Finance Committee  
April 11, 2005  
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Attached is information from the Black Hills Council of Local Governments regarding the fees they charge for an environmental review.

**Staff Recommendation:** Staff recommends that the City Community Development Specialist conduct environmental reviews within Pennington County for projects that do not utilize City funds. Staff also recommends that a fee be charged for those environmental reviews in the amount of \$2,500, with an additional mileage fee of .32 cents per mile for any projects located outside the corporate limits. If environmental reviews should be requested for projects outside of Pennington County, they should be considered on a case by case basis by the Growth Management Director, for approval and cost.

**Black Hills Council of Local Governments  
Policy on Environmental Reviews**

I spoke with Van Lindquist, Executive Director of the Black Hills Council of Local Governments, regarding how they charge for their environmental reviews, and whether they are willing to do all reviews outside the corporate limits.

Mr. Lindquist said that when they started doing reviews for projects that were not part of their program, they figured up the average cost for a review that was not expected to have major issues and that was about \$2,500.

He commented that going into a review, there is no way to know how much work will be required, as each location and project is different, and the factors that affect them are different.

Black Hills Council of Local Governments will do reviews for projects outside of their programs only as time will allow. He stated that 99% of the reviews they have done have been on their own projects.

We did not discuss liability on projects outside of their grant/loan programs, but that should be something we consider.



800 San Francisco St. • Rapid City, SD 57701  
(605) 355-3861 • fax (605) 355-3800



April 11, 2005

Memo

To: Rapid City Growth Management Department

From: Ron Jeffries, General Manager, Central States Fair

Re: Part 58 Environmental Review

*RJ*

Central States Fair, Inc. is the recipient of a VA-HUD grant for parking, lighting and drainage at the Pennington County Fairgrounds. I spoke with Frank McNally, Director of Congressional Grants Division and he indicated that this project must receive an environmental clearance form your office.

This letter is to formally request your office to conduct the environmental review.

I am available to answer any questions you may have. Time is of the essence for this project in order to allow the project to proceed prior to the Central States Fair.

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Rapid City Growth  
Management Department

# Pennington County Housing & Redevelopment Commission

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1805 West Fulton Street  
Rapid City, SD 57702-4358

Phone: (605) 394-5350  
FAX: (605) 394-5354  
TDD: (605) 394-5350

January 26, 2005

Ms. Barb Garcia  
Community Development Director  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

Dear Barb:

Enclosed is a copy of our 2005 Five-Year Plan for work to be performed under our Public Housing Capital Fund Program. As you know, we are required to have an Environmental Review of these items before HUD will allow us to access the funding for this work. Hopefully, funds will be available to us April 1, 2005.

The shaded items are new to this years plan. The other items have already been through the Environmental Review process. I have included a listing of our Public Housing properties for you to reference against the project numbers shown on the plan. I think that most of the items are self-explanatory, but if you need any additional information on the work being planned please let me know.

Thanks for your help with this. If you have any questions give me a call at any time.

Sincerely,



Doug Wells  
Executive Director

Enclosures

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Rapid City Growth  
Management Department



**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION  
 COMPREHENSIVE GRANT PROGRAM  
 2005 FIVE YEAR PLAN**

	JACKSON HEIGHTS/VALLEY VIEW	2005	2006	2007	2008	2009
45-1E,W	Flooring	\$10,000	\$10,000	\$5,000	\$5,000	
45-1E,W	Entrance intercom system			\$60,000		
45-1E,W	Replace refrigerators			\$81,000		
45-1E,W	Replace ranges			\$61,000		
45-1E,W	Interior painting - Common areas			\$20,000		
45-1E,W	Bathroom Vanities			\$81,000		
45-1E,W	Bathroom Light Fixtures			\$7,000		
45-1E,W	Replace Kitchen Flooring			\$81,000		
45-1E,W	Replace Bathroom Flooring			\$49,000		
45-1E,W	Window Blinds (units)				\$26,000	
45-1E,W	Curb & Gutter - Parking lot				\$76,000	
45-1E,W	Replace domestic water tanks					\$10,000
45-1E,W	Replace domestic hot water heaters					\$10,000
45-1E,W	Replace trash compactors					\$35,000
45-1E,W	Exterior painting					\$230,000
	<b>Project Totals</b>	\$10,000	\$10,000	\$445,000	\$107,000	\$285,000
	<b>CURTIS STREET/LACROSSE/BLAINE, WOOD, DOOLITTLE, MACARTHER</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
45-2	Interior doors, trim & stair rails		\$60,000			
45-2	Window Blinds			\$10,000		
45-2	Replace exterior locks				\$42,000	
45-2	Replace furnaces				\$100,000	
45-2	Bathroom vanities				\$16,000	
	<b>Project Totals</b>	\$0	\$60,000	\$10,000	\$158,000	\$0

		2005	2006	2007	2008	2009
	<b>PRAIRIE VILLAGE - WALL</b>					
45-3	Flooring	\$2,000	\$2,000	\$2,000	\$2,000	
45-3	Carpet - Common areas		\$15,000			
45-3	Interior painting - Common areas		\$4,000			
45-3	Replace toilets			\$6,000		
45-3	Replace refrigerators			\$12,000		
45-3	Replace ranges			\$12,000		
45-3	Replace roof				\$60,000	
45-3	Window Blinds				\$4,000	
45-3	Kitchen remodel					\$79,000
45-3	Replace domestic water tanks					\$50,000
45-3	Replace water heaters					\$6,000
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	<b>Project Totals</b>	\$2,000	\$21,000	\$32,000	\$66,000	\$135,000
	<b>ADAMS, MILWAUKEE, CURTIS, OAKLAND</b>					
45-4	Screen/storm doors		\$24,000			
45-4	Siding - Single Family Homes		\$60,000			
45-4	Siding - Townhouses		\$40,000			
45-4	Roofs - Single Family Homes		\$28,000			
45-4	Roofs - Townhouses		\$35,000			
45-4	Window Blinds			\$4,000		
45-4	Bathroom Vanities			\$10,000		
45-4	Replace exterior locks				\$21,000	
45-4	Furnaces				\$48,000	
45-4	Replace bathtub faucets				\$15,000	
45-4	Interior doors, trim & stair rails				\$35,000	
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	<b>Project Totals</b>	\$0	\$187,000	\$14,000	\$119,000	\$0

	CASTLE/QUEEN/SHERIDAN/MINNETONKA	2005	2006	2007	2008	2009
45-5/6	Storm/screen doors	\$48,000				
45-5/6	Garages	\$258,000				
45-5/6	Siding	\$240,000				
45-5/6	Lawn Irrigation System	\$144,000				
45-5/6	Flooring	\$10,000	\$10,000	\$5,000	\$5,000	
45-5/6	Window Blinds			\$6,000		
45-5/6	Replace exterior locks				\$40,000	
45-5/6	Bathroom Vanities				\$24,000	
45-5/6	Furnaces and Boilers					\$152,000
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	<b>Project Totals</b>	\$700,000	\$10,000	\$11,000	\$69,000	\$152,000
	RIVER RIDGE	2005	2006	2007	2008	2009
45-7	Flooring	\$4,000	\$4,000	\$2,000	\$2,000	
45-7	Entrance intercom system			\$30,000		
45-7	Replace refrigerators			\$23,000		
45-7	Replace ranges			\$17,000		
45-7	Interior painting - Common areas			\$6,000		
45-7	Bathroom vanities			\$23,000		
45-7	Bathroom light fixtures			\$2,000		
45-7	Window Blinds (Units)			\$7,000		
45-7	Curb and Gutter - Parking lot			\$63,000		
45-7	Window Shades - Common area			\$6,000		
45-7	Replace Kitchen Flooring (all units)			\$44,000		
45-7	Replace Bathroom Flooring (all units)			\$19,000		
45-7	Replace domestic water tanks					\$60,000
45-7	Replace trash compactor					\$17,000
45-7	Exterior painting					\$62,000
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	<b>Project Totals</b>	\$4,000	\$4,000	\$242,000	\$2,000	\$139,000



	<b>EDWARDS MANOR</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
45-8	Kitchen cabinets & counterops		\$36,000			
45-8	Carpeting		\$40,000			
45-8	Dishwashers		\$3,000			
45-8	Ranges		\$5,000			
45-8	Refrigerators		\$6,000			
45-8	Roofs				\$49,000	
		-----	-----	-----	-----	-----
	<b>Project Totals</b>	\$0	\$90,000	\$0	\$49,000	\$0
	<b>HEMLOCK, BLUEBIRD</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
45-9	Screen/storm doors		\$16,000			
45-9	Siding		\$120,000			
45-9	Roofs - Townhouses		\$59,000			
45-9	Roofs - Single Family Homes		\$50,000			
45-9	Lawn Irrigation System and Landscaping		\$70,000			
45-9	Window Blinds			\$7,000		
45-9	Replace exterior locks				\$19,000	
45-9	Furnaces				\$60,000	
45-9	Bathroom vanities				\$12,000	
45-9	Interior doors, trim & stair rails				\$41,000	
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	<b>Project Totals</b>	\$0	\$315,000	\$7,000	\$132,000	\$0

	SCATTERED SITES	2005	2006	2007	2008	2009
45-10	Flooring	\$10,000	\$10,000	\$5,000	\$5,000	\$5,000
45-10	Screen/storm doors		\$13,000			
45-10	Window Blinds			\$8,000		
45-10	Replace exterior locks				\$17,000	
45-10	Bathroom remodel				\$45,000	
45-10	Furnaces and boilers					\$62,000
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	<b>Project Totals</b>	\$10,000	\$23,000	\$13,000	\$67,000	\$67,000
ALL	Architect/Engeneering Fees	\$30,000	\$20,000			
ALL	Contingency	\$22,157	\$38,157	\$4,157	\$9,157	\$157
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		\$52,157	\$58,157	\$4,157	\$9,157	\$157
	Grand Totals	\$778,157	\$778,157	\$778,157	\$778,157	\$778,157
	Budget	\$778,157	\$778,157	\$778,157	\$778,157	\$778,157
	Budget Variance	\$0	\$0	\$0	\$0	\$0



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April 11, 2005

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