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**From:** Ron Bunnell <ronbunnell@rap.midco.net>  
**Sent:** Wednesday, January 22, 2014 7:27 PM  
**To:** Lewis Chad; Wright Jerry; Mayor's Office Group  
**Subject:** Winter Safety Issue on Chapel Lane Streets  
**Attachments:** CCF01222014\_00000.jpg

Councilman Lewis; Councilman Wright and Mayor Kooiker - We have had an on-going problem with icing conditions on Serentipity Lane. This problem has quite a bit of history with it which I have summed up below. I will give you a call in the next several days to make sure that the e-mail has gotten to you and to answer any questions that it raises or you can call me.

Sincerely,

Ron Bunnell, President, Chapel Lane Home Owner's Association

Date: February 20, 2014

To: City Council

From Ron Bunnell, President Chapel Lane Village HOA

Subject: Winter, Safety, Taxes and Serendipity Lane

Last Wednesday, January 15, 2014, I received a call from our newest Board Member, Dean Lindquist. He stated that we must do something about getting some sand on the iced over street known as Serendipity Lane. He said that he tried going up the looping street from both sides and could get nowhere.

Thirty years ago, Dean had also volunteered his time to be on the Chapel Lane Village Home Owner's Association Board. During that time in the early 80's, the City of Rapid City as a matter of course would make a loop up and around Serendipity Lane with a sand truck when the weather called for it. So I went down to see what was going on.

With four wheel drive and a running start, I was able to make it up the steep slippery street. By the time I had gotten there, Dean had walked back to his parked car near Chapel Lane a block away from his house and had to leave for an appointment. He said that he could hardly stand up to walk down the street because of the icy condition. I went back to my house, got a shovel and returned to Serendipity Lane.

The home owner's association has three plastic drums filled with sand and placed next to that street. I proceeded to make many trips with the shovel to spread sand about one half block up and 3/4 of block down the street on the other side. The street was steep enough and slick enough that I fell flat on my back while walking downhill for another shovel of sand. It took about 1½ hour to spread the sand.

Dean returned about the time that I was finishing up. He went ahead and made it up the hill to his house.

So, we looked at each other and said what are we going to do? My only choice was to follow up on the information that he had given me. It was 3:30 PM. I said let's get in my Suburban and head down to the City Shops. When we got there, we ran across Superintendent, John Blume and explained the situation. He said that he remembered Serendipity quite well and used to run the sanding truck up there, just as Dean had said.

John said that he could not help us but that Don would be there in the morning and we could talk with him. I gave John my card and made an appointment for 8:30 AM.

Dean and I met with Don Brumbaugh at 8:30 Thursday morning. We explained why we were there and told him about past practices. Don listened and told us that things had changed from those earlier days. Now the City's standard was that "...if the City doesn't own it, they don't plow it".

Well we kinda knew that was what we were going to hear. After all, our home owners already pave our own streets, plow our own streets, collect our own garbage, take care of our recreation areas and forested commons and the list goes on and on. The city provides none of these services even though all homeowners in the association are taxed at the same rates as all other Rapid City home owners.

We had a good discussion. Don Brumbaugh is an excellent department head. I had worked through and discussed some street issues with him before and probably will again. We all shook hands and left. Our only solution was to use the barrels of sand or contract with someone with a sander which we had not had any luck doing in the past. The tax deal stuck in my craw though and they just keep going up.

Well, Dean and I decided to go get some breakfast, so we headed to the Morning Side Cafe. Of course, we talked about this deal some more with no new ideas coming to the fore.

On our way back to Chapel Lane on Jackson Blvd., the traffic signal turned red for us at the Park Place intersection. A single vehicle pulled up to the light from the south and I'll be darned if it wasn't a yellow city street sanding truck. I mean it was devoted solely to sanding - no plow - just sanding.

He came through the light when it turned green and very shortly, it was our turn. We followed. He went to Chapel Lane, turned left across the bridge and headed into the Chapel Valley streets. Along the way, he found little patches of ice here and there, pulled into a cul-de-sac, sanded a little bit there and all this time was within seconds of Serendipity Lane.

By now, I am convinced that what we have on Serendipity Lane is a very severe safety problem.

On our way up Jackson Blvd., Dean asked me, "how old do you think I am?" I told him, I thought he was 73. "Nope", he said, I'm 78". Then he told me about his hip replacement, his pace maker replacement last year, diabetes and other physical hurdles that he's gotten over.

We have a significant safety hazard that our city fathers thirty years ago had a very pragmatic solution for. They said, if you make Serendipity a one way street, we will make a loop up there and sand it for those residents when the icing makes it unsafe. When it's unsafe on Powderhorn Drive and the sanding truck is sent out, we will send it your way too, but not to push snow. When we are out there in the spring with the street sweeper, we will make it around the loop and clean up the sand that we have dropped on Serendipity Lane to make it safe.

A Google Map of this area is attached. Both ends of Serendipity Lane join onto Chapel Lane which might be of some advantage for any sand truck driver.

The idea of property taxes without city services is an ever present *burr under the saddle* here. Unlike the Chapel Valley Association next door, each home owner in the Chapel Lane Village Home Owner's Association pays

\$50 per month over and above their property taxes and water bills. The Board members are unpaid volunteers trying to make positive improvements.

Safety is the issue here. As was so wisely done in the past, we need the City to step up and lend a hand with the equipment that already plies up and down Chapel Lane during these hazardous icy conditions. There seems to be one best way to solve this problem and it's not me or some other senior citizen shoveling sand on a block and a half of what is presumed to be city streets.

I am Ron Bunnell, president of Chapel Lane Village Home Owners' Association. I can be reached by phone at 718-0356, cell phone at 605-415-8239, by e-mail at [ronbunnell2013@gmail.com](mailto:ronbunnell2013@gmail.com) or my home address at 3208 Kirkwood Drive.

Sincerely,

Ron Bunnell

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