

July 15, 2010

**Via Electronic Mail To:**

[robert.ellis@rcgov.org](mailto:robert.ellis@rcgov.org)

[karl.merbach@rcgov.org](mailto:karl.merbach@rcgov.org)

Robert B. Ellis, P.E./P.T.O.E.  
Public Works Director  
City of Rapid City  
Public Works Department  
300 Sixth Street  
Rapid City, SD 57701

Karl Merbach, Superintendent  
City of Rapid City  
Public Works Department  
300 Sixth Street  
Rapid City, SD 57701

Re: Garbage Services for Signal Heights Development

Gentlemen:

Both Cynthia Akers and I appreciate very much your willingness to meet with us on Thursday, July 1<sup>st</sup> to discuss the garbage services for the Signal Heights Development. We feel the meeting was fruitful and are very hopeful we can reach resolution quickly.

The Signal Heights Development is more commonly known as Star Village and for the sake of this letter I will continue that tradition. As you are likely aware, the Star Village area is primarily a duplex community. Bob and Cynthia Akers purchased much of that area early in 2009 and formed Countryside Property Management, LLC to manage the property and perform all functions as "landlord." Although there are individual owners of certain duplexes in that area, the Akers do own and manage the majority of the housing units, specifically 178. The 178 units are spread over four major streets in that area: Kellogg Place, Signal Drive, Crescent Drive and East Signal Drive. Water, sewer and garbage services are currently provided by the landlord and are included in the unit rent. Although the history is not clear, the residents in the units on Kellogg Place and Signal Drive currently take their garbage to the dumpsters provided behind the main leasing office while the residents in the units on Crescent and East Signal Drives have curbside garbage pickup by the City. The landlord receives billings from the City of Rapid City for each duplex and obviously the units on East Signal and Crescent Drives have bundled service that includes garbage. It is the request of Countryside Property Management to have the bundled service split so that the garbage pick up for those streets is no longer the responsibility of the City and it would therefore be the intent of the landlord to have *all* residents at *all* units carrying garbage to the dumpsters provided. The reasons for the request are as follows:

1. The residents in the units on East Signal and Crescent Drives who do receive the bundled garbage service and curbside pickup have an amenity over and above the residents who live on Kellogg Place and Signal Drive although the size and structure and market value of the units is the same.
2. Countryside Property Management pays for the water, sewer and garbage services on behalf of all residents. One solution may be to pass the cost of the water, sewer and garbage to the residents, but this would pose a financial hardship on the landlord as each duplex would need to be individually metered for water. It is often the case that a 3 bedroom unit is adjoining a 1 bedroom unit and a solution apart from individually metering is not logical.

3. If the units were individually metered and the landlord passed the water, sewer and garbage services onto the residents, the Section 8 residents who reside in approximately 1/3 of the total units in the Star Village area would have to seek housing elsewhere as the units would no longer qualify to receive the assistance. In order to meet the rent reasonable standards, Countryside Property Management would have to reduce the rents to accommodate the change and financially this is not feasible for a company already putting forth financial efforts of improvement.

Countryside Properties acknowledges the City Ordinance concerning the issues presented herein, however, in lieu of the concerns mentioned above, Countryside Property Management respectfully requests an amendment to the pertaining ordinance(s), specific to the Star Village/Signal Heights area only.

We thank you in advance for your consideration.

Sincerely yours,

**Katherine Young**

Leasing Manager

Countryside Property Management, LLC

27 Signal Drive

Rapid City, SD 57701

(605) 343-6333 (telephone)

(605) 343-6334 (facsimile)