

**Spring Brook Acres Water Users Association**  
**Statement of Purpose**  
**Garage Proposal**

The proposed garage will provide all-weather protection for two trucks used to maintain streets and common grounds within the Spring Brook Acres development. It is especially important during winter months to have vehicles ready to plow and treat snow covered and/or icy streets for traffic safety purposes.

At the present time the Association has a single-vehicle garage on a 2.860 acre lot designated as a Caretaker and Storage lot when the subdivision was developed and the Association incorporated in 1972. The roads were initially, and continue today, owned by the lot owners, each property lot extending to the center of the road. The Association and its members through a salaried Caretaker have the responsibility to maintain the approximately four miles of streets to include snow plowing in the winter. The single-vehicle garage is inadequate for the two trucks and one tractor used for snow and ice removal.

When the City annexed the development in 1978 the streets were left as private roads except for approximately one third mile of Foothill Drive in the Arrowhead Estates portion of Spring Brook Development. Arrowhead Estates owners elected to pay for upgrade of their streets to meet City standards. That portion of Foothill Drive was subsequently accepted by the City as City maintained streets. The City has declined to accept the remaining four miles of streets within Spring Brook for maintenance as they do not meet City standards. It therefore remains the Association's responsibility to maintain and upgrade the streets. Only the streets in the Arrowhead Estates receive City street services.

Spring Brook Acres residents pay property taxes on all lots, including 117 acres of common area. Residents, excluding Arrowhead Estates town home owners, annually pay approximately \$400,000 in property taxes of which \$5000 supports the Street Department budget. Yet we are **without benefit of City street services**. State Law presently prohibits the Association from developing a Road District to recover a portion of taxes to assist in road maintenance. It would seem fair and cost effective for the City, therefore, to allow this garage to be built to house equipment needed for maintaining streets safe for the driving public.

**RECEIVED**

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Rapid City Growth  
Management Department