

Jones Karen

From: Elkins Marcia
Sent: Wednesday, December 08, 2004 6:10 PM
To: Jones Karen
Cc: proinc@gwtc.net; jb@costelloporter.com; Green Jason; Hadley Ray; Kroeger Ron; 'Centrlne@aol.com'
Subject: RE: Lazy P-6 Sewer: PW Cmte info

Karen - Please place this item "Sewer Service to Lazy P-6 property - Larry Kostaneski" on the Public Works Agenda under Items from Visitors. Thanks. m

-----Original Message-----

From: Centrlne@aol.com [mailto:Centrlne@aol.com]
 Sent: Wednesday, December 08, 2004 11:35 AM
 To: marcia.elkins@rcgov.org; ron.kroeger@rcgov.org; ray.hadley@rcgov.org; jason.green@rcgov.org
 Cc: proinc@gwtc.net; jb@costelloporter.com
 Subject: Lazy P-6 Sewer: PW Cmte info

Marcia: Please place the following item on the 12/14/04 cmte mtg and distribute as necessary. Thanks. LMK

PW Committee, staff, (Mayor):

Lazy P-6 Land Co., Inc owns approximately 80 acres of land in the NE quadrant of 5th and Catron Blvd. Rapid City annexed this land in 1993. To date, 50 acres of this land does not have sewer service. Several attempts have been made to resolve this, but until recently the city was unable to provide a connection point.

Property along future Elm Street recently submitted a plat that would have made sewer available, with two conditions. P-6 took care of the first condition - they agreed to provide the funding for the extension, providing they could be reimbursed when connections occurred and the city prepared the plans and contracted for the work.

The second condition required the adjacent owners to provide a utility easement for the extension. Even though they show a future roadway that includes sewer, they refused to cooperate after initially agreeing to this requirement.

Numerous emails have been exchanged with staff on this issue. Their latest advice is to bring this to Public Works. For the record, P-6 does not believe this is their problem to solve, but they remain cooperative. There are 2 solutions.

The city provides the gravity sewer corridor needed for an extension. P-6 will continue its funding offer for the sewer east in future Enchanted Pines Rd. The city will be required to execute a quick-take of the easement, since the adjoining owners will not provide it voluntarily. At this time it also appears that a quick take of a portion of Elm St will be needed.

Or, the city provides a lift station for the 50 acres currently without sewer service. This will discharge to Parkview Dr until the city is able to provide a gravity connection point.

P-6 has development commitments that begin July 1, 2005. They fully expect to have sewer service in place at that time.

Please call with questions. Thanks.

Lawrence M. Kostaneski, PE for
 Lazy P-6 Land Co., Inc.