

Johnson Rod

From: Jim Letner [jimletner@hotmail.com]
Sent: Monday, February 14, 2005 5:32 PM
To: Rod.Johnson@rcgov.org; jerry.cole@rcgov.org; Dirk.Jablonski@rcgov.org;
 Don.Brumbaugh@rcgov.org
Cc: Karen.Bulman@rcgov.org; Marcia.Elkins@rcgov.org
Subject: RE: Reclamation of City Lot

Thanks for your prompt attention Rod. I will be there Thursday morning at 8 AM. I will try to bring Doug Sperlich, the site engineer, with me.

Jim

>From: Johnson Rod <Rod.Johnson@rcgov.org>
 >To: 'Jim Letner' <jimletner@hotmail.com>, Cole Jerry
 ><jerry.cole@rcgov.org>, Jablonski Dirk <Dirk.Jablonski@rcgov.org>, Johnson
 >Rod <Rod.Johnson@rcgov.org>, Brumbaugh Don <Don.Brumbaugh@rcgov.org>
 >CC: Bulman Karen <Karen.Bulman@rcgov.org>, Elkins Marcia
 ><Marcia.Elkins@rcgov.org>
 >Subject: RE: Reclamation of City Lot
 >Date: Mon, 14 Feb 2005 16:17:47 -0700

>
 >I've scheduled a meeting at 8:00 am, Thurs, Feb. 17 in the Public Works
 >Conference Room, CSAC. Please let me know if you can attend.

>
 >-----Original Message-----

>From: Jim Letner [mailto:jimletner@hotmail.com]
 >Sent: Monday, February 14, 2005 8:51 AM
 >To: jerry.cole@rcgov.org; dirk.jablonski@rcgov.org;
 >rod.johnson@rcgov.org; don.brumbaugh@rcgov.org
 >Cc: Karen.Bulman@rcgov.org; Marcia.Elkins@rcgov.org
 >Subject: Reclamation of City Lot

>
 >Cheers,

>
 >My name is Jim Letner. I'm a real estate developer working on a
 >project at the corner of East St. Patrick and Creek Dr. As part of
 >that project, I would like to reclaim the city's property to the east
 >of Qwest's maintenance

>
 >facility and to the north of Family thrift. Currently, the street
 >department is using the property to dump snow.

>
 >I have spoken to all of you except Mr. Jablonski on the telephone about
 >this

>
 >project. However, I would like to arrange a meeting among all of us to
 >discuss this project -- preferably on site. Please let me know what I
 >can do to set that meeting up. My schedule is flexible.

>
 >Thanks for your help.

>
 >Jim

>



PW042605-12

CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Public Works Department

300 Sixth Street

Telephone: (605) 394-4165

FAX: (605) 394-6636

Web: www.ci.rapid-city.sd.us

March 28, 2005

MEMO

To: City Council, Mayor Shaw
From: Rod Johnson, Operations Management Engineer

Re: City Snow Disposal Site

The City has received a request from Mr. Jim Letner for improvements to or relocation of the City's Snow Disposal Site. Mr. Letner has recently purchased property east of the Family Thrift Center / Ace Hardware site on E. St. Patrick St. and is pursuing Tax Increment Financing for improvements (streets, drainage), including improvements to the City's property.

Attached is a recent response I made to Mr. Letner's request. Also attached are conceptual plans of the current Site A and a proposed alternate Site B for snow disposal. Site B is City Greenway Property currently used for parking during the Central States Fair.

While Site A is adequate for snow disposal, Site B would provide a significant advantage in haul route distance. This could save the City up to \$10,000 annually, depending upon snow fall amounts. It could also allow for other future operational needs at Site A.

We are seeking direction from Council on this proposal. If favorable, we will submit these uses and improvements for both sites through the 11-6-19 review process.



EQUAL OPPORTUNITY EMPLOYER



PW042805-12
CITY OF RAPID CITY
RAPID CITY, SOUTH DAKOTA 57701-2724

Public Works Department

300 Sixth Street

Telephone: (605) 394-4165

FAX: (605) 394-6636

Web: www.ci.rapid-city.sd.us

February 28, 2005

Mr. Jim Letner:
PO Box 7794
Rapid City, SD 57709

Dear Mr. Letner

The Public Works Department has considered your request for improvements to the City's Snow Dump Site and offer the following comments:

This site is currently used for snow disposal and material storage.

The Department is evaluating and will pursue an alternate location for snow disposal. If successful, that site could be utilized as early as the 2005 winter season.

The Department intends to maintain the current site for storage, stockpiling or other appropriate uses.

Future use of the site could include other Department or City operations such as maintenance facilities or other similar uses.

The site could currently be improved in several ways (see attached conceptual plan):

- A perimeter fence could be installed (out of the floodway) to prevent illegal dumping and other unauthorized activity. This fence could be set approximately 20' off the bike path to allow some natural screening.
- The west entrance could be moved about 40' to the east to make better use of the site and create separation from the bike path and the Taco John entrance.
- Properly graded fill and compaction could be provided to elevate the site to the 100-yr flood plain elevation. Proper site drainage and storm water management would need to be maintained. The pond could be tucked back into the northeast portion of the site (out of the floodway).



EQUAL OPPORTUNITY EMPLOYER

(Addressee)
(Date)
Page 2

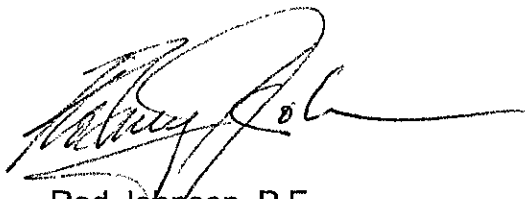
PW042605-12

- Paved access roads could be provided.

We appreciate your interest in our facilities and look forward to future discussions regarding the improvement of this site.

Sincerely,

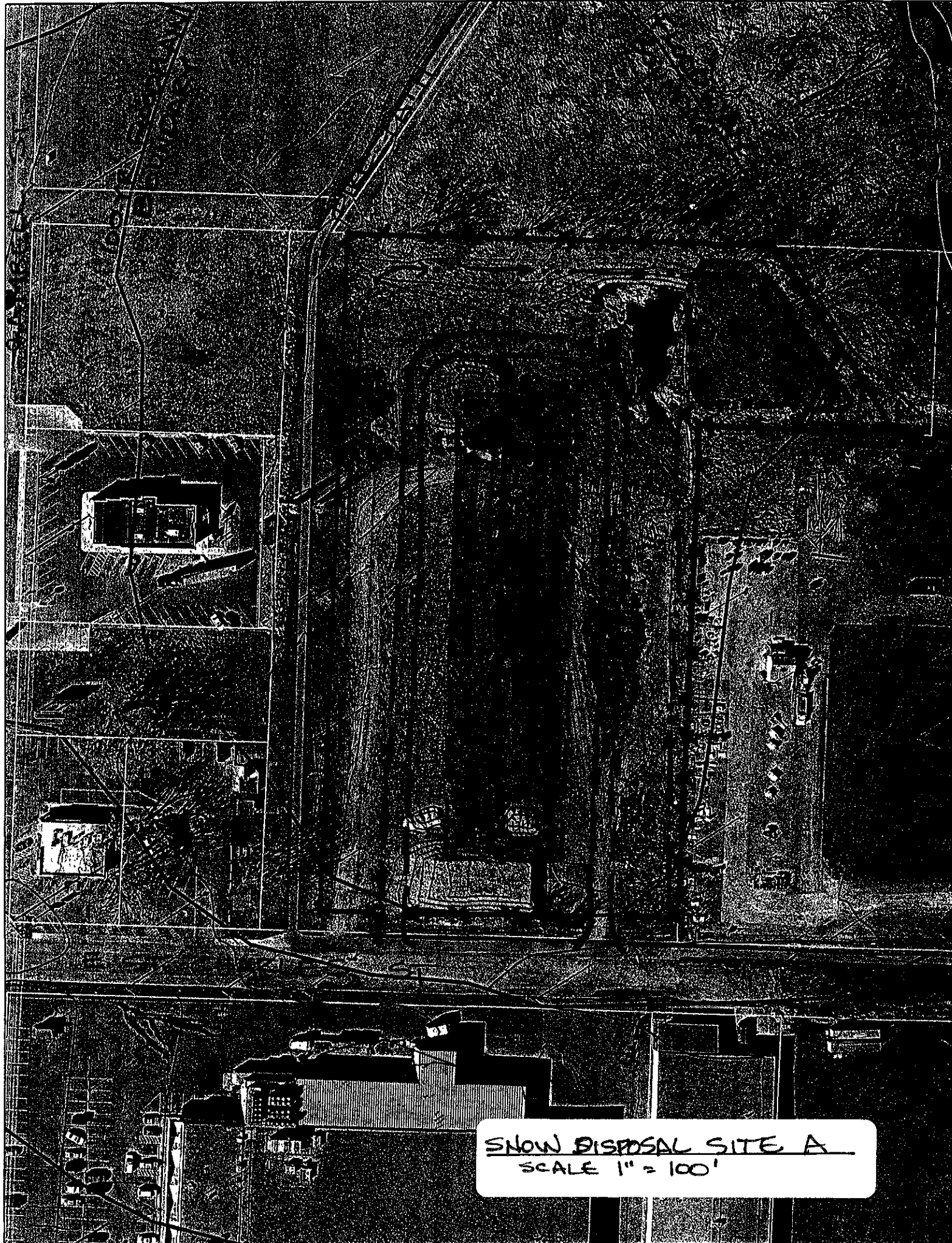
City of Rapid City

A handwritten signature in black ink, appearing to read "Rod Johnson", with a long horizontal flourish extending to the right.

Rod Johnson, P.E.
Operations Management Engineer

Pc: Marcia Elkins, Growth Management Director
Jerry Cole, Parks and Recreation Director
Dirk Jablonski, Public Works Director
Don Brumbaugh, Street Supt.
John Wagner, Water Div Manager

(File Name)




SNOW DISPOSAL SITE A
SCALE 1" = 100'



SNOW DISPOSAL SITE B

SCALE: 1" = 100'

An aerial photograph of a city, showing a dense grid of streets and buildings. A white rectangular box is overlaid on the image, containing text. The text is oriented vertically, reading from top to bottom. The text is: "DOWN TOWN SNOW REMOVAL & HAUL ROUTES".

DOWN TOWN SNOW
REMOVAL & HAUL ROUTES