

Schweitzer Michelle

From: Schweitzer Michelle
Sent: Tuesday, May 08, 2012 8:35 AM
To: 'jahannah1941@yahoo.com'
Cc: Kooiker Sam; Tech Dale; Titus Stacey
Subject: RE: Sewer Contruction on Ponderosa Court

Ms. Hannah,

I'm really sorry for all of the confusion with your previous email. I hope I can address your questions.

The Public Works Department has received several requests for information regarding an extension of both water and sewer to your neighborhood.

In the letter sent out in February, a map was included showing the recommended route for both water and sewer comes from Park Drive through private property and extends to Ponderosa Court to serve the residents of the street. This is the most cost-effective route for the construction of sewer and water, however, it requires support of the affected property owners because it will require easements be granted to the City to allow construction and future maintenance.

The extension of utilities is typically a cost borne by those properties needing the utilities. In this case, the extension of utilities is estimated to be approximately \$185,000 for water and \$230,000 for sewer. You are correct that this area is a sensitive recharge area for drinking water and as mentioned in the correspondence previously sent, the City Council has passed a resolution limiting the cost that property owners in "Source Water Protection" areas will be required to pay for the sanitary sewer main to \$7,500. This program and the federal grant is what your neighbors on Wonderland Drive and Cliff Drive have benefited from. This is a substantial savings to the property owners and without this program, the cost for sanitary sewer on a per property basis would be approximately \$23,000 for Ponderosa Court. In addition to the costs identified above, the property owners are responsible for the construction of private service lines on private property and as needed to tie into the sewer main.

There are several areas of town that were developed in a similar manner to your area. The Public Works Department has added this project to our list for areas to be considered for sewer extensions. As the budget allows, these types of projects are added to the program. Prioritization of future projects considers a number of items including:

- Are there documented cases of failing septic systems in the area?
- How many septic systems can be eliminated?
- How much neighborhood support is there for a project?
- Are there other infrastructure needs such as water and street improvements in the area?
- How cost effective is the project (benefit versus cost ratios)?

With the exception of your email, the Public Works Department has not received any responses from others in your neighborhood to the letter sent in February. If you and others are interested, City staff would be happy to meet to discuss a project.

Michelle Schweitzer, PE
Project Engineer
City of Rapid City
(605) 394-4154

From: Kooiker Sam
Sent: Saturday, May 05, 2012 4:13 PM
To: Schweitzer Michelle
Cc: 'jahannah1941@yahoo.com'
Subject: Fw: Sewer Contruction on Ponderosa Court

Michelle FYI. Looks like your email was incorrect also

Sent from my mobile device

From: Kooiker Sam
Sent: Saturday, May 05, 2012 04:09 PM
To: 'jahannah1941@yahoo.com' <jahannah1941@yahoo.com>; 'michelleschweitzer@rcgov.org' <michelleschweitzer@rcgov.org>
Cc: Wright Jerry; Davis Dave; Wolterstorff Terry; Tech Dale
Subject: Re: Sewer Contruction on Ponderosa Court


Hi Judy, looks like your last email to me went to wrong address, but nonetheless you should have had a response by now. I apologize. We will have an update for you this next week.

Sent from my mobile device

From: Judy Hannah [mailto:jahannah1941@yahoo.com]
Sent: Saturday, May 05, 2012 03:25 PM
To: michelleschweitzer@rcgov.org <michelleschweitzer@rcgov.org>
Cc: Wright Jerry; Kooiker Sam; Davis Dave
Subject: Fw: Sewer Contruction on Ponderosa Court

I wrote all of you on March 29, 2013 - letter is below and have not heard a word from anyone. What is going on with the sewer project that has been in effect for the past few years. We are very interested in this project and nothing seems to be progressing at all.

I would appreciate a letter from one of you regarding sewer extensions in Rapid City. I'm not concerned about building new parks - we need to get rid of septic tanks which are polluting our environment.

 Judy Hannah
 3901 Ponderosa Court
 Rapid City, SD 57702
 Home Phone - 605-399-9904
 Cell Phone - [Judy - 605-484-9433](tel:605-484-9433)

----- Forwarded Message -----

From: Judy Hannah <jahannah1941@yahoo.com>
To: "michelleschweitzer@rcgov.org" <michelleschweitzer@rcgov.org>
Cc: "mayor@regov.org" <mayor@regov.org>; "jerry.wright@rcgov.org" <jerry.wright@rcgov.org>; "dave.davis@rcgov.org" <dave.davis@rcgov.org>
Sent: Thursday, March 29, 2012 3:17 PM
Subject: Sewer Contruction on Ponderosa Court


I received your letter of Feb. 20 and am just responding since we've been out of town for 5 weeks.

I spoke with Michelle a few months ago about sewer and she seems to be responding to water on Ponderosa Court. Our water is fine; we have spent money to improve the well; the water tests perfectly and I am no sure anyone is interesting in city water after all these years.

However, sewer contruction is another matter. Under Mayor Hanks administration, money was found at the federal level for funding for sewer contruction on Clif Drive and along Wonderland Drive to the next street to us, Riva Ridge. My question is when is the money going to be gotten or funded to continue on Wonderland Drive. This is a matter of great concern to us and should be to everyone living in Rapid City. The septic tanks in the streets farther down Wonderland Drive from us are older and some are failing and some cannot be fixed at all. This was brought to your attention at least 5 years ago when Mayor Kooiker was on the city council. We had meetings along Wonderland Drive and a vote was taken by Public Works to see if people would fund it privately. The cost at that time just for the city to run the pipe was \$20,000 and it would have cost us more to hook up to our house. At the time the measure passed until the Public Works department let a woman change her vote the next day. She was afraid of losing her little country road as someone convinced her there would be widening of the road and sidewalks put in. The people of Clif Drive and Wonderland Drive and adjoining streets had to pay \$7,500 for their sewers and my question is

When are you going to extend this service to us who pay the same taxes as the people in the next block?

While nothing is being done in this area, there is a good chance that the acquifier can be damaged by failing septic tanks and drain fields which will affect the city's water supply. I've called the mayor's office about this; been referred to Public Works and now get a letter about bringing water to Ponderosa Court. My question is about sewer and I would like to know when something is going to be done for our street.

 Judy Hannah
3901 Ponderosa Court
Rapid City, SD 57702
Home Phone - 605-399-9904
Cell Phone - [Judy - 605-484-9433](tel:605-484-9433)



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 Fax: (605) 355-3083

Web: www.rcgov.org

February 20, 2012

«First_Name» & «Second_Name» «Last_Name»
«Mailing_Add_Number» «Mailing_Street_Name»
«Mailing_City», «Mailing_State» «Mailing_Zipcode»

Dear Property Owner:

Several property owners in your neighborhood have asked the City about an extension of City sanitary sewer and/or water to serve Ponderosa Court. In order to keep everyone that may be affected informed, a copy of the correspondence between the City and Jennifer May has been included in this letter for your information. If you have any questions, regarding the correspondence or a potential project, please don't hesitate to call. In addition, a representative from the City can be available to attend a public meeting to discuss a potential project if requested.

Sincerely,

Michelle Schweitzer, PE

Project Engineer

michelle.schweitzer@rcgov.org



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Schweitzer Michelle

From: Schweitzer Michelle
Sent: Tuesday, February 07, 2012 12:57 PM
To: 'jkmaymd@yahoo.com'
Cc: Titus Stacey
Subject: FW: City water for Ponderosa Ct.
Attachments: Ponderosa Court Option.pdf

Dear Ms. May,

Mr. Titus has asked me to follow up with you regarding the request you made about City sewer and water for Ponderosa Court. Please see our comments to your previous request below. I have attached an exhibit showing possible routes for sewer and water as mentioned in the response below. On behalf of myself and Mr. Titus, I would like to apologize for the delay in a response to your request.

We have received inquiries from several of your neighbors about the possibility of extending City utilities to Ponderosa Court. I would like to send a copy of the information provided below to your neighbors so everyone is on the same page. I plan on sending that out by the end of the week.

Also, if you would like to schedule a meeting, you may contact myself or Mr. Titus and we would be happy to meet with you, or meet with the neighborhood to discuss a potential project in this area. We can both be reached at the number below. Again, I would like to apologize for the significant amount of time it took us to respond to your request.

Sincerely,

Michelle Schweitzer, PE
Project Engineer
City of Rapid City
(605) 394-4154

From: Jennifer May [<mailto:jkmaymd@yahoo.com>]
Sent: Wednesday, April 27, 2011 6:53 PM
To: Titus Stacey
Subject: Re: City water for Ponderosa Ct.

Dear Stacey,

Thank you for the quick response. Just so I am clear, the city has no plan in the near future to upgrade Wonderland and bring water that direction. If we as homeowners chose to "wait" (sounds like >5yrs) then would the cost be significantly cheaper getting water via Wonderland vs. Park Drive? **There currently is not a project budgeted to reconstruct Wonderland. I believe that given the street condition etc. a reconstruction (likely to be completed in phases over 3-4 years) is likely to be budgeted after 2018 and before 2025. Please realize that Council approves the funding for the projects and staff can only recommend this project be budgeted. Staff would recommend constructing water and sewer in conjunction with Wonderland. Historically the City would recover the costs of water and sewer installation from the benefitting properties at the time they connect to the system. At this time I would not anticipate branch streets off of Wonderland being reconstructed. Therefore water and sewer for Ponderosa Ct. would not likely be installed at the same time Wonderland is reconstructed.**

You mentioned funding options. Is there a possibility that cost could be less than 16,000 per home owner? I would hope that the cost would be less than \$16,000 per benefitting property. Staff typically tries to be conservative on the estimate and provide a worst case scenario. Rock excavation is probably the biggest unknown and can increase costs considerably. Our estimate includes some rock excavation and hopefully actual costs would be less.

In the past, individuals were told that only 1/2 of the cul-de-sac could be connected to city water via Park Dr. If I understand you, that is incorrect and the whole cul-de-sac would get water. Our water master plan shows a zone separation down the middle of Ponderosa Court, which would imply that each side of the street should be serviced from different water zones. However, after looking at the elevations it appears that the entire cul-de-sac could be served by the water from Park Drive. In the past we had also looked at some sanitary sewer routes and I believe in one of those scenarios they may have only been able to sewer either the north or south half because the sewer would be installed in the drainage rather than the street. I have included an exhibit that shows some of the options we have looked at for water and sewer for Ponderosa Court. Please note the options shown are preliminary layouts and would be finalized during the design process.

What would be the state of our property if the water main runs through it? Will the area be returned to original state or will it be unsightly? The property would be returned to original condition. The City would typically have language in the easement that it would be kept free of structures (like retaining walls and sheds) and we would prefer to not have trees planted within 10 feet of the utility. We however do have some flexibility in the actual language. I would not envision any appurtenances (fire hydrants valves etc. located directly on your property (everything would be buried).

Regarding your question below for sewer, if a sewer main were also installed it would be the same and would likely be incorporated in the same easement, assuming there is enough room for both utilities. There would be a manhole located at any change in direction of the sewer main but this would be installed at ground level (See figure).

Dare I ask how this relates to sewer. I have been told that the water and sewer lines cannot run together. Other "engineer" types tell me this is not necessarily true. Would the work required to obtain water make getting sewer in the future easier vs. totally different issue and project... Water and sewer mains normally are not both constructed in the same trench and should have 10 feet of separation between them to meet the State and City requirements. There are occasionally exceptions granted if extra precautions are taken. In general it would be easier and more economical to build the water and sewer at the same time, even though they are not in the same trench. The larger the project typically the better the prices are. Also you obtain efficiency as you can connect the water and sewer service lines at the same time and not tear up the yard more than once. This is also true to some extent when patching the street for services etc. In general a 10%-25% savings is possible by combining the project together verses constructing them separately.

In 2009, the City studied ways to protect the drinking water in Rapid City. One of the major findings of that study was that the City should begin a program to eliminate on-site wastewater systems in critical recharge areas above or near drinking water aquifers. The "Wonderland" area was identified as a sensitive area in the report. Subsequently, the City Council passed a resolution limiting the cost that property owners in "Source Water Protection" areas should pay for sewer connection/construction fees to \$7,500 per property.

I will send your information onto our Water Board and I expect we will want more information either with visit at a meeting or via email.

Again myself or other staff would be happy to meet with you and your neighbors regarding sanitary sewer and water main extension projects. We could meet at the Water Plant, a nearby school, or at a neighbor's home.

Thanks again for answering my questions!

Sincerely,

Jennifer May

From: Titus Stacey <Stacey.Titus@rcgov.org>
To: jkmaymd@yahoo.com
Cc: Tech Dale <Dale.Tech@rcgov.org>
Sent: Wednesday, April 27, 2011 10:04 AM
Subject: City water for Ponderosa Ct.

Dear Jennifer,

Thanks for inquiring as whether the City of Rapid City could provide water for the Ponderosa Ct. area. The City of Rapid City can provide water for this area. The likely route for a water main would be from Park Dr. and coincidentally through your lots to Ponderosa Ct. Please see the attached vicinity map. City water would be provided to the Ponderosa Ct. area at approximately 70 psi, which is considered very good. This pressure will meet all domestic needs and also adequately run irrigation systems. The proposed water main would likely be an 8 inch diameter main which will also provide fire protection. I would anticipate two (2) fire hydrants being installed along Ponderosa Ct. One fire hydrant at the cul-de-sac turn around and another at the intersection with Wonderland Dr.

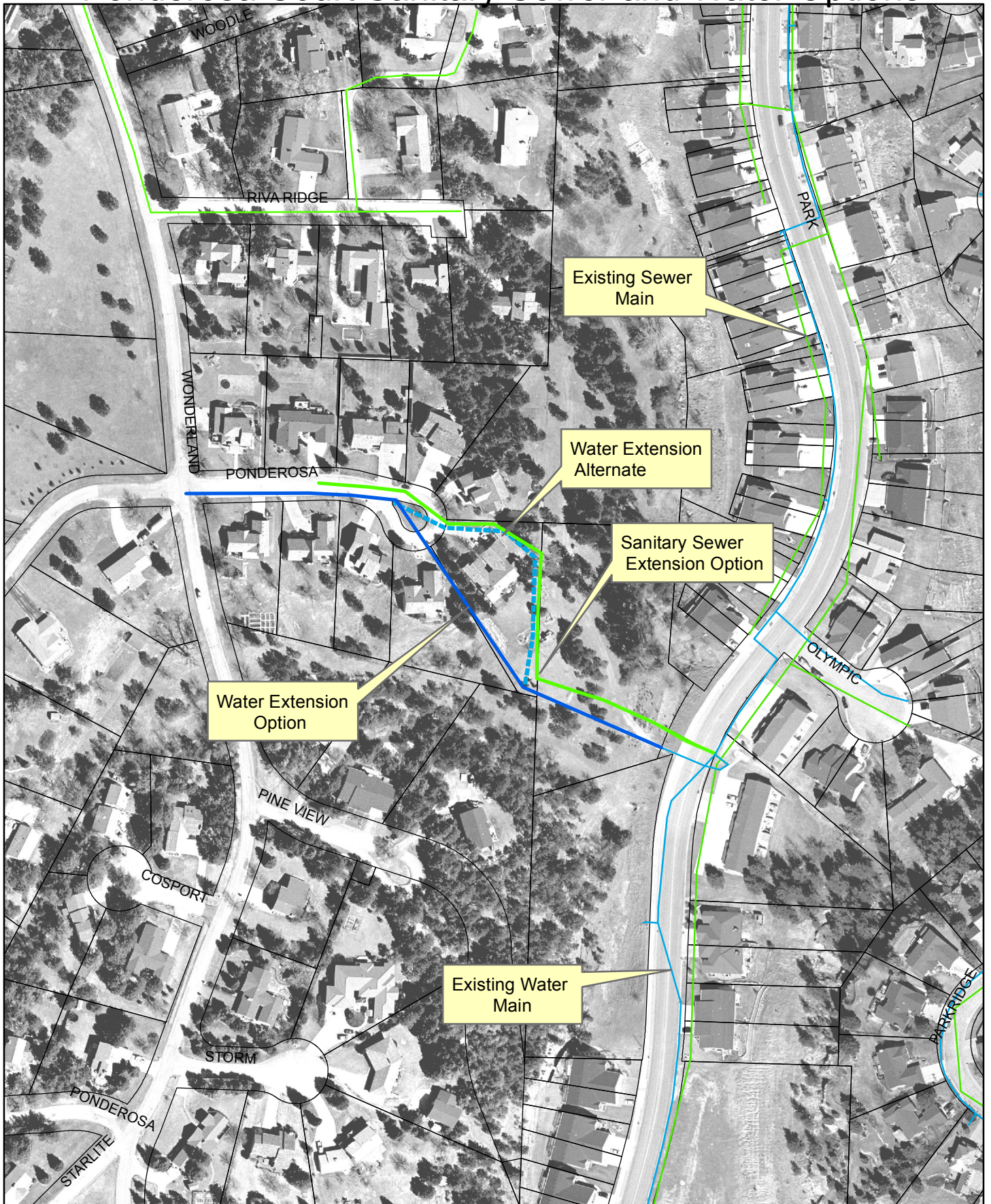
The City could provide the design for the extension of the water main as well as oversee the bidding and construction of the water main. You could also do this yourself. Water service lines would be stubbed out to each property line. The cost of constructing the water main would be the responsibility of the benefitting properties. The project is estimated to cost \$160,000 or \$16,000 per benefitting property. My records indicate 10 properties on Ponderosa Ct. If you plan on selling your lot abutting Park Dr. then technically there maybe eleven benefitting properties with you owning two of them. We can discuss more if the project seems likely.

Please note that the construction of this water main would likely be a spring/summer 2012 project at the earliest. If the extension of City water is something you and your neighbors are interested in please contact me at 394-4154 or via email and I would be happy to meet with you and your neighbors and discuss funding options and timing etc.

Sincerely,

Stacey Titus, P.E.
Design Group Coordinator

Ponderosa Court Sanitary Sewer and Water Options



1 inch = 200 feet