

**RESOLUTION DECLARING INTENT TO EXTEND THE
BOUNDARIES OF THE CITY OF RAPID CITY BY ANNEXING THE
WITHIN DESCRIBED TERRITORY**

WHEREAS, the City Council of the City of Rapid City has conducted a study pursuant to SDCL 9-4-4.1 to determine the need for annexing the within described territory contiguous to the City of Rapid City and to determine and identify the territory, which study includes a document entitled "Annexation Study East Anamosa-Airport Annexation Area," filed in the office of the City Finance Officer; and,

WHEREAS said study recommends that certain territory described therein, and legally described in this resolution, be annexed to and included within the boundaries of the City of Rapid City,

NOW, THEREFORE, BE IT RESOLVED by the City of Rapid City that the City of Rapid City hereby declares its intent to annex the following described territory:

That part of the S1/2 SW1/4 lying south of Lot H7 of the SW1/4 and lying south of Lot H1 of Tract B of the NE1/4 SW1/4; and, Lot A of Tract B in the SW1/4; and, Lot H1 of Tract B located in the SW1/4; and, Lots H5, H6, H7, and H9 all located in the SW1/4; all located in Section 27, T2N, R8E, BHM, Pennington County, South Dakota; and,

W1/2; and, NW1/4 SE1/4; and, E1/2 SE1/4; all located in Section 34, T2N, R8E, BHM, Pennington County, South Dakota; and,

S1/2 of Section 35, T2N, R8E, BHM, Pennington County, South Dakota; and,

S1/2 of Section 36, T2N, R8E, BHM, Pennington County, South Dakota; and,

S1/2 of Section 31, T2N, R9E, BHM, Pennington County, South Dakota; and,

S1/2 of Section 32, T2N, R9E, BHM, Pennington County, South Dakota; and,

All of Section 1, T1N, R8E, BHM, Pennington County, South Dakota; and,

All of Section 2 less the platted portions of the Meadow Ridge Subdivision, Twilight Hills Subdivision #4, Twilight Hills Subdivision #3, and Twilight Hills Subdivision #2, all located in Section 2, T1N, R8E, BHM, Pennington County, South Dakota; and,

N1/2 of Government Lots 3 and 4 located in Section 3, T1N, R8E, BHM, Pennington County, South Dakota; and,

E1/2 NW1/4; and, NE1/4; all located in Section 11, T1N, R8E, BHM, Pennington County, South Dakota; and,

All of Section 12, T1N, R8E, BHM, Pennington County, South Dakota; and,

All of Section 5, T1N, R9E, BHM, Pennington County, South Dakota; and,

All of Section 6, T1N, R9E, BHM, Pennington County, South Dakota; and,

All of Section 7, T1N, R9E, BHM, Pennington County, South Dakota; and,

All of Section 8, T1N, R9E, BHM, Pennington County, South Dakota; and,

Lots 1 and 2 of R.C. Airport Subdivision No. 3 in the SW1/4 of Section 9, T1N, R9E, BHM, Pennington County, South Dakota; and,

Lot H-1 in the NW1/4 of Section 16, T1N, R9E, BHM, Pennington County, South Dakota; and,

All of Section 17, T1N, R9E, BHM, Pennington County, South Dakota; and,

All of Section 18, T1N, R9E, BHM, Pennington County, South Dakota; and,

That portion of Section 19, T1N, R9E lying north of the following described parcels: Lot H1 of the SW1/4 NW1/4; and, Lot H1 of the NW1/4 SW1/4; and, Lot H1 of the NE1/4 SW1/4; and, Lot H1 of the W1/2 SE1/4; and, Lot H1 of the SE1/4 SE1/4; and, Lot H2 of the SE1/4 SE1/4; all located in Section 19, T1N, R9E, BHM, Pennington County, South Dakota; and,

That portion of Section 20, T1N, R9E lying north of the following described parcels: Lot H1 of Lot A of the SW1/4; and, Lot H2 of the S1/2 SW1/4; all located in Section 20, T1N, R9E, BHM, Pennington County, South Dakota; and,

W1/2 W1/2; and, Tract G and Tract H in the SE1/4 NW1/4 and the E1/2 SW1/4; and, Lots 3, 4, 5, and 6 of R.C. Airport Subdivision No. 5; all located in Section 21, T1N, R9E, BHM, Pennington County, South Dakota; and,

Lots 7 and 8 of R.C. Airport Subdivision #5 in the N1/2 of Section 28, T1N, R9E, BHM, Pennington County, South Dakota; and,

That portion of Section 29, T1N, R9E lying north of the following described parcels: Lot H2 of the N1/2 NW1/4; and, Lot H2 of the W1/2 NE1/4; and, Lot H2 of the E1/2 NE1/4; all located in Section 29, T1N, R9E, BHM, Pennington County, South Dakota.

BE IT FURTHER RESOLVED that the City Council of the City of Rapid City finds as follows:

1. That the territory to be annexed generally consists of 9342.17 acres and includes platted and unplatted lands in Sections 27, 34, 35, and 36 of Township Two (2) North, Range Eight (8) East, Black Hills Meridian; Sections 31 and 32, Township Two (2) North, Range Nine (9) East, Black Hills Meridian; Section 1, 2, 3, 11 and 12 Township One (1) North, Range Eight (8) East, Black Hills Meridian; and Sections 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28 and 29, Township One (1) North, Range Nine (9) East, Black Hills Meridian, Pennington County, South Dakota. This area is more

generally described as lying east of Elk Vale Road, north of SD Highway 44 East, and south of the ridgeline located north of the Rapid City Regional Airport.

2. That ample and suitable resources exist to accommodate the orderly growth and development of said territory and that municipal utilities and a major street network are, and have been, considered in terms of the proposed boundary extension.
3. That the following is the timetable upon which municipal service will be extended into said territory:

TIMETABLE

- A. **GENERAL SERVICES.** All services provided by the City, except as set forth below, will be provided to the annexed area on the same basis such services are provided to the rest of the City upon annexation.
- B. **POLICE.** All services provided by the Rapid City Police Department will be extended to the annexed area upon annexation on the same basis such services are provided to the rest of the City.
- C. **FIRE.** All services provided by the Rapid City Fire Department will be extended to the annexed area upon annexation on the same basis such services are provided to the rest of the City.
- D. **WATER SERVICE.** Water service, substantially equivalent in standard and scope to such service provided to the rest of the City, will be made available to the annexed area upon annexation, on the following basis:
 1. Acceptance of additions. The City will accept into its system for operation and maintenance additional water service facilities constructed in accordance with City standards. Additions may be constructed by developers as future development takes place, by private parties constructing such additions after notice to the City and in compliance with City standards, or by the City under a resolution of necessity therefor.
 2. Construction of additions by the City. The City shall, within thirty (30) days after receipt by the Finance Officer of a written request therefor signed by one or more owners of land located in the annexed area, undertake all such proceedings authorized by SDCL 9-47 as may be necessary and appropriate to permit:
 - (a) the construction of such water lines as may be necessary and appropriate to serve such land; and
 - (b) the assessment of the costs thereof as provided by law.

Such actions shall be undertaken in good faith and with all due dispatch; the City shall conduct all proceedings necessary for the adoption of a resolution of necessity within six (6) months from the date of receipt of written request; such improvements shall be constructed within two (2) years after the effective date of the resolution of necessity unless delayed

by legal challenge. The written request need be in no particular form but need merely convey in good faith the nature of the request, the description of the land to be served, and the name of the person making the request.

Nothing in the foregoing shall be construed as obligating the City to construct any water service facilities at City expense; however, the City in its sole discretion may choose to participate in the cost of constructing all or any part of such facilities.

Nothing in the foregoing shall be construed as obligating the City to accept for operation or maintenance any water line extending from individual properties to the City system. Such individual service lines shall, as elsewhere in the City, be the responsibility of the owner of such individual property.

E. **SEWER SERVICE.** Sewer service, substantially equivalent in standard and scope to such service provided to the rest of the City, will be made available to the annexed area upon annexation on the following basis:

- (1) Acceptance of Additions. The City will accept into its system for operation and maintenance such additional sewer lines constructed in accordance with City standards. Such additions may be constructed by developers as further development takes place, by private parties constructing such additions after notice to the City and in compliance with City standards, or by the City under a resolution of necessity therefor.
- (2) Construction of additions by the City. The City shall, within thirty (30) days after receipt by the Finance Officer of a written request therefor signed by one or more owners of land located in the annexed area, undertake all such proceedings authorized by SDCL 9-48 as may be necessary and appropriate to permit:
 - (a) the construction of such sewer lines as may be necessary and appropriate to serve such land; and
 - (b) the assessment of the costs therefor as provided by law.

Such actions shall be undertaken in good faith and with all due dispatch; the City shall conduct all proceedings necessary for the adoption of a resolution of necessity within six (6) months from the date of receipt of a written request; such improvements shall be constructed within two (2) years after the effective date of the resolution of necessity unless delayed by legal challenge. The written request need be in no particular form but need merely convey in good faith the nature of the request, the description of the land to be served, and the name of the person making the request.

Nothing in the foregoing shall be construed as obligating the City to construct any sewer service facilities at City expense; however, the City in its sole discretion may choose to participate in the cost of constructing all or any part of such facilities.

Nothing in the foregoing shall be construed as obligating the City to accept for operation or maintenance any sewer line extending from individual properties to the City system. Such individual service lines shall, as elsewhere in the City, be the responsibility of the owner of such individual property.

- F. **STREETS.** Street maintenance, sweeping, snow removal and roadside mowing shall be provided for existing public streets within the annexed area on the same basis as such services are provided to the rest of the City upon annexation.

Traffic signs, controls, and markings in the annexed area will be maintained upon annexation. Additional traffic control will be provided as needed and on the same basis as provided to the rest of the City from the time of annexation.

Street lighting presently existing in the annexed area and which becomes the responsibility of the City will be continued upon annexation. Additional street lighting in accordance with criteria generally employed through the City and with due consideration for the wishes of the residents will be provided within ninety (90) days after the streets to be lighted are paved; no lighting is expected to be provided on unpaved streets.

The City will accept for operation and maintenance as additions to the City street system such public streets constructed hereafter as are constructed to City standard and dedicated to the public, and accepted by the City.

- G. **SOLID WASTE COLLECTION AND DISPOSAL.** Within sixty (60) days after annexation the City will determine by ordinance whether the annexation area or any portion thereof is to be included within the Garbage Service District. In any area included within the Garbage Service District solid waste collection and disposal will be provided on the same basis and at the rates provided by ordinance. (Solid waste collection services provided by the City are limited to residential structures.)

In any event, within sixty (60) days after receipt by the City Finance Officer of a written request for such service signed by more than 50% of the residents of the annexation area, solid waste collection and disposal service will be provided to the annexation area on the same basis as such services are provided to the Garbage Service District. Such written request need be in no particular form but need only convey in good faith the request being made and the name of the persons making the request. Nothing shall preclude the City from accepting petitions from less than the entire area or serving only a portion of the annexation area.

Use of the City Landfill will be available to residents of the annexed area upon annexation on the same basis such use is made available to the rest of the City.

- H. **PARKS AND RECREATION.** All services provided by the Parks and Recreation Department shall be made available to the residents of the annexed

territory on the same basis such services are provided to the rest of the City upon annexation.

- I. LIBRARY. All services provided by the Rapid City Public Library shall be made available to the residents of the annexed territory on the same basis such services are provided to the rest of the City upon annexation.
4. That the approximate costs of the extended service to the residents of the said territory and to the City are as follows:

APPROXIMATE COSTS

- A. GENERAL SERVICES. All services as set forth in Paragraph A of the Timetable may be provided to the annexed area without discernible additional cost to the residents of the annexed area or to the City of Rapid City; provided, however, that the use of services requiring the payment of fees shall be provided in return for payment of such fees in accordance with the applicable ordinances and regulations.
- B. POLICE. All services provided by the Rapid City Police Department will be extended to the annexed area. The costs to the City would be approximately \$75,357, which is the additional cost of one patrol officer and patrol vehicle to adequately service the area.
- C. FIRE. All fire suppression services are now provided by the Rapid Valley Fire Protection District through the Rapid Valley Volunteer Fire Department and the Box Elder Fire Protection District through the Box Elder Volunteer Fire Department. Upon annexation the Rapid City Fire Department will provide emergency services (including fire suppression, medical/rescue services, and hazardous material handling) and non-emergency services (including fire inspection/investigation and public education). The cost to the City will be the addition of personnel in the amount of \$270,000 to \$405,000.

The City is obligated to pay the Rapid Valley Fire Department and the Box Elder Fire Department for any debts that have been incurred. It is estimated that the Box Elder Fire Department has incurred debt of approximately \$50,000 and the Rapid Valley Fire Department has incurred debt of approximately \$172,000. A proportionate share of this debt will have to be paid to those agencies upon annexation of the study area.

- D. WATER. The City's water system is operated on an enterprise fund basis, i.e., the revenue produced from water service charges are used to provide water supply and to maintain the system. The cost, not including costs to be assessed as set forth below, to the residents of the annexed area and other water users for water supply and system maintenance would be the monthly water service charges prescribed by ordinance for users of the system. The cost to the City for any given period is necessarily speculative but in the long run would be roughly equivalent to the revenue generated from water service charges. Revenues and expenditures associated with the annexed area would not be separated from the enterprise fund for the entire system.

Costs for constructing additions to the City's water system will be assessed according to law, if constructed by the City, or will be paid by the developer or other persons constructing such additions.

Connection charges to the existing water and sewer system will be pursuant to the adopted "Resolution of Necessity" for assessed projects or on the same basis as such services provided to the rest of the City. Every application for a connection permit shall pay an additional sum for capital development as stated in Ordinance #3736. See "Capital Development Fees" below.

The rate charged current users will be reduced to the City rate effective at first billing that occurs at least fifteen (15) days after annexation becomes effective.

Water Service Fees

New account charge for accounts within the city limits: \$7.50.

<u>Meter Size (Inches)</u>	<u>Current Monthly Charge</u>	<u>After July 2003</u>
5/8"	\$4.60	\$4.85
3/4"	\$6.55	\$6.90
1"	\$8.30	\$8.75
1.5"	\$15.10	\$15.90
2"	\$22.45	\$23.65
3"	\$29.95	\$31.45
4"	\$44.75	\$47.05
6"	\$75.60	\$79.45
8"	\$122.60	\$128.80

Monthly charge includes 200 cubic feet of water. There is an additional charge of \$0.89 per 100 cubic feet for amounts in excess of 200 cubic feet per month. In addition, a surcharge pursuant to S.D.C.L. Chapter 9-40 applies as follows:

1. For water use less than two hundred cubic feet in any billing cycle month: \$1.00.
2. For water used in excess of two hundred cubic feet in any billing cycle month: \$0.35 per one hundred cubic feet.

Annual State Environmental Tax Surcharge

<u>Meter Size (Inches)</u>	<u>Annual State Environmental Tax Surcharge</u>
5/8"	\$1.25
3/4"	\$1.40
1"	\$1.75
1.5"	\$2.25
2"	\$3.50
3"	\$13.75
4"	\$17.50
6"	\$26.25
8"	\$35.25

Tap Fees

1. For making each three-quarter-inch tap, the sum of forty dollars;
2. For making each one-inch tap, the sum of forty-five dollars;
3. For making each one and one-quarter-inch tap, the sum of thirty dollars;
4. For making each one and one-half-inch tap, the sum of thirty dollars;
5. For making each two-inch tap, the sum of thirty dollars;
6. For making taps in excess of two inches, but less than eight inches, the following fee shall be collected:
 - a. For making each tap, the sum of one hundred twenty-five dollars for labor and equipment;
7. For making taps of eight inches or greater, the following fee shall be collected:
 - a. For making each tap, the sum of one hundred fifty dollars for labor and equipment.

Capital Development Fees

- A. Residential Connection: A single family residence with a single water connection, including, but not limited to, condominiums and townhomes, shall pay a capital development fee of \$1,000.00.
- B. Multifamily Residential connections: Multifamily residential units shall be charged a capital development fee in the following amounts:
 - One (1) bedroom dwelling unit..... 0.7 SFRE (\$700)
 - Two (2) bedroom dwelling unit..... 0.8 SFRE (\$800)
 - Three (3) or more bedroom dwelling unit..... 1.0 SFRE (\$1000)
- C. Commercial and Industrial connections: Commercial and Industrial users shall pay a Capital Development Fee equal to \$750.00 per SFRE. The addition of a larger meter or additional meters at any time in the future will incur an additional capital development fee. The number of SFREs per user shall be determined based on the water meter size as follows:

<u>Meter Size</u>	<u>Commercial and Industrial SFRE</u>
5/8"	1.0
3/4"	1.1
1"	1.4
1 1/2"	1.8
2"	2.9
3"	11.0
4"	14.0
6"	21.0
8"	29.0
Irrigation	0.0
Unmetered	0.0

Users of Systems Other Than City Systems. If a user is connected to a system which is charged the wholesale rate, such user shall be charged a capital development fee equal to the fee charged to retail customers. Such fee shall be payable at the time the new user connects to the wholesale customer's system, or at the time of issuance of a building permit, whichever is earlier.

Users whose property is annexed to the City and are not currently connected to the City system shall pay the appropriate capital development fee as listed in this section. Such payment shall be paid prior to connection to the City system.

The estimated costs for extending the City's Water Service to the annexation area are listed below:

PROJECT NAME: East Anamosa-Airport Annexation Area
Projected Water Service Extension Expenses
TOTAL CITY WATER ESTIMATED EXPENSE \$24,795,000.00

ITEM NO.	DESCRIPTION OF ITEM	UNIT	QTY (EST)	ENGINEER'S ESTIMATE	
				UNIT COST	TOTAL COST
North Rapid Pressure Zone					
1	New Water Booster Station	LS	1	\$450,000	\$450,000
2	Elevated Water Reservoir 1.5MG	LS	1	\$3,000,000	\$3,000,000
3	12" Water Main	LF	42,000	\$65	\$2,730,000
4	16" Water Main	LF	30,500	\$75	\$2,287,500
5	20" Water Main	LF	2,500	\$100	\$250,000
Low Level Pressure Zone					
1	1/3 Cost of new 3.0 MG Water Reservoir	LS	1	\$1,000,000	\$1,000,000
2	12" Water Main	LF	38,000	\$65	\$2,470,000
3	16" Water Main	LF	50,000	\$75	\$3,750,000
4	20" Water Main	LF	20,000	\$100	\$2,000,000
New Low-Low Level Pressure Zone					
1	PRV Stations	EA	2	\$100,000	\$200,000
2	12" Water Main	LF	25,000	\$65	\$1,625,000
3	16" Water Main	LF	12,000	\$75	\$900,000
Contingency					\$4,132,500
TOTAL					\$24,795,000

Notes:

1. Local Water mains are assumed to be funded and constructed by development and thus no Direct Cost to City.
2. Construction costs are base on current averages.
3. No adjustment has been assumed for developer participation in above major water distribution main construction.
4. Estimates are based on quick overlook of the service area. The City currently does not have a Utility master Plan for this area.

E. SEWER. The City's sewer system is operated on an enterprise fund basis, i.e., the revenue produced from sewer service charges are used to collect and treat wastewater and sewage and to maintain the system. The cost, not including costs to be assessed as set forth below, to residents of the annexed area and other users for collection, transportation, treatment and system maintenance would be the monthly sewer service charges prescribed by ordinance for users

of the system. The cost to the City for any given period is necessarily speculative but in the long run would be roughly equivalent to the revenue generated from sewer service charges. Revenues and expenditures associated with the annexed area would not be separated from the enterprise fund for the entire system.

All costs for constructing additions to the City's sewer system will be assessed according to law, if constructed by the City, repaid with hookup charges, or will be paid by the developer or other persons constructing such additions. Costs to the City do not include any estimated costs for acquisition of easements. Typically such easements are obtained for nominal consideration, particularly when the costs are to be assessed. To the extent the typical does not apply and the use of eminent domain is necessary, the resulting costs are highly speculative.

City costs also do not include the cost of constructing the private service lines from the City's system to individual properties. Construction of such lines and the subsequent maintenance thereof are the responsibility of the individual property owners. Tap fees and permit fees are prescribed by ordinance. Such charges are roughly equivalent to the City's cost and are paid by the user.

The rate charged will be the City rate effective at first billing that occurs at least fifteen (15) days after annexation becomes effective.

SEWER FEES

\$1.34 per one hundred cubic feet; monthly minimum of \$4.00 per equivalent single family user.

Residential Users. The wastewater flow from residential connections shall be determined each year from the metered water use for three winter months using the water meter readings taken in January, February and March. The average monthly winter use measured in hundreds of cubic feet, shall be multiplied by the applicable rate and the product will determine the monthly sewer use charge for the twelve-month period commencing April 1st for each year. New residential users or intermittent users shall pay a sewer use charge based on the average single-family residential water use of seven hundred cubic feet per month per dwelling unit served and this volume shall be used until the end of the next averaging period (December, January and February). For any of the three averaging months in which the meter is not actually read, the amount of seven hundred cubic feet times the number of dwelling units shall be inserted for that month to determine the average for the three months.

Commercial and Institutional Users Discharging Domestic Wastewater. The sewer use charge for commercial and institutional connections discharging wastewaters similar in physical, biological and chemical quality to domestic wastewater shall be determined by multiplying the monthly wastewater volume in one hundred cubic feet by the rate established by subsection A of this section per one hundred cubic feet. The wastewater volume shall be determined from the monthly metered water unless special allowances are made or the wastewater is metered as provided herein.

Industrial Users. The sewer charge for industrial connections shall be determined by multiplying the monthly wastewater volume measured in one hundred cubic feet, by the rate established by subsection A of this section per one hundred cubic feet whenever the BOD concentration is less than two hundred sixty mg/l and the suspended solids concentration is less than three hundred mg/l based on the average of flow proportioned, composite samples, collected at the times, frequencies and in the manner designated by the director. Whenever the BOD concentration exceeds two hundred sixty mg/l or the suspended solids concentration exceeds three hundred mg/l, based on the sampling and testing program specified by the director, a surcharge will be assessed at the following rates on the portion of wastes in excess of two hundred sixty ppm BOD or three hundred ppm TSS: eleven cents per pound of BOD and seven cents per pound of TSS.

Any industrial user receiving metered water for uses resulting in portions of the water not going to the wastewater facilities may have its sewer use charge adjusted by showing, at the owners expense, what percentage of the metered water is not discharged to the wastewater facilities. The maximum allowance for irrigation shall be an application rate of twenty-four inches per year per square foot of area being irrigated.

Any industrial user may choose to measure the actual wastewater flow in lieu of basing the wastewater use charges on the metered water. In such cases, the conditions set forth herein shall apply. If an industrial user has completed in-plant modifications which would change the users wastewater characteristics or flows, the user can request that the director adjust the industrial users surcharge rate. The director's decision can be appealed to the city council in a manner designated in Section 13.08.420 of the Rapid City Municipal Code.

A surcharge pursuant to S.D.C.L. Chapter 9-40 of \$0.14 per one hundred cubic feet of wastewater discharge is charged.

An annual environmental tax surcharge applies as follows:

<u>Meter Size (Inches)</u>	<u>Annual State Environmental Tax Surcharge</u>
5/8"	\$1.25
3/4"	\$1.40
1"	\$1.75
1.5"	\$2.25
2"	\$3.50
3"	\$13.75
4"	\$17.50
6"	\$26.25
8"	\$35.25

The estimated costs for extending the City's Sewer Service into the annexation area are listed below:

PROJECT NAME:

**East Anamosa-Airport Annexation Area
Projected Sanitary Sewer Extension Expenses**

**TOTAL CITY SANITARY SEWER
ESTIMATED EXPENSE**

\$16,097,500.00

ITEM NO.	DESCRIPTION OF ITEM	UNIT	QTY (EST)	ENGINEER'S ESTIMATE	
				UNIT COST	TOTAL COST
Primary Airport Sewer Lift Station					
1	Sanitary Sewer Lift Station	LS	1	\$500,000	\$500,000
2	8" PVC FORCE MAIN	LF	11,000	\$60	\$660,000
Highway 44 Sewer Lift Station					
1	Sanitary Sewer Lift Station	LS	1	\$250,000	\$250,000
2	6" PVC FORCE MAIN	LF	6,000	\$50	\$300,000
Gravity Sewer Mains (Collectors > 8"; Costs include manholes)					
1	10" PVC Sewer Main	LF	27,400	\$70	\$1,918,000
2	12" PVC Sewer Main	LF	46,900	\$75	\$3,517,500
3	15" PVC Sewer Main	LF	9,100	\$100	\$910,000
4	18" PVC Sewer Main	LF	17,500	\$115	\$2,012,500
5	21" PVC Sewer Main	LF	9,400	\$125	\$1,175,000
6	24" PVC Sewer Main	LF	7,500	\$140	\$1,050,000
7	36" RCP Sewer Main	LF	2,600	\$225	\$585,000
Contingency					\$3,219,500
TOTAL					\$16,097,500

Notes:

- 1 Local sanitary sewer mains are assumed to be funded and constructed by development and thus no Direct Cost to City.
- 2 Construction costs are base on current averages.
- 3 No adjustment has been assumed for developer participation in above sanitary sewer main construction.
- 4 Estimates are based on quick overlook of the service area. The City currently does not have a Utility master Plan for this area.

F. STREETS. Paved streets are repaired as necessary. Asphalt streets are repaired only as required when pot holes, alligating or like problems make repairs necessary.

Streets developed as public streets within the subject territory will receive repair, sweeping, snow removal, traffic controls, street lighting and road side mowing on the same basis as the rest of the City. Estimated costs for this service will be approximately \$60,000 for an additional employee and equipment, plus materials.

The City's estimated costs of extending the road network are shown below:

EAST ANAMOSA-AIRPORT ANNEXATION AREA - STREET CONSTRUCTION - ESTIMATED CONSTRUCTION COSTS

STREET NAME AND CLASSIFICATION	LENGTH	LENGTH	LENGTH	LENGTH	COST PER LF	COST PER LF	COST PER LF	TOTAL COST	TOTAL COST	TOTAL COST	COMMENTS
	LF	LF	LF	LF	NEW CONST.	NEW CONST.	NEW CONST.	2,003	2,008	2,023	
	2,002	2,003	2,008	2,023	*2003 \$	*2008 \$	*2023 \$	\$	\$	\$	
MAJOR ARTERIALS - EXISTING AND PROPOSED	EXISTING	PROPOSED	PROPOSED	PROPOSED							
EAST ANAMOSA ST. (MAJ. ART.)	0	2,500	7,500	24,850	\$525.00	\$575.00	\$660.00	\$1,312,500.00	\$2,875,000.00	\$11,451,000.00	the west portion is assumed to develop prior to 2003 Radar Hill is assumed to require total reconstruction sometime between 2008 and 2023
RADAR HILL ROAD (MAJ. ART.)	22,500	22,500	22,500	23,500	\$525.00	\$575.00	\$660.00	\$0.00	\$0.00	\$15,510,000.00	
TOTALS	22,500	25,000	30,000	48,350				\$1,312,500.00	\$2,875,000.00	\$26,961,000.00	

STREET NAME AND CLASSIFICATION	LENGTH	LENGTH	LENGTH	LENGTH	COST PER LF	COST PER LF	COST PER LF	TOTAL COST	TOTAL COST	TOTAL COST	COMMENTS
	LF	LF	LF	LF	NEW CONST.	NEW CONST.	NEW CONST.	2,003	2,008	2,023	
	2,002	2,003	2,008	2,023	*2003 \$	*2008 \$	*2023 \$	\$	\$	\$	
MINOR ARTERIALS - EXISTING AND PROPOSED	EXISTING	PROPOSED	PROPOSED	PROPOSED							
LONGVIEW ROAD (MIN. ART.)	17,500	17,500	17,500	19,500	\$400.00	\$440.00	\$500.00	\$0.00	\$0.00	\$9,750,000.00	2023 cost includes total reconstruction
ANDERSON ROAD (MIN. ART.)	2,600	2,600	5,200	13,500	\$400.00	\$440.00	\$500.00	\$0.00	\$2,288,000.00	\$4,150,000.00	2008 cost includes grading for final section
AIRPORT ROAD (MIN. ART.)	6,400	6,400	7,500	24,700	\$400.00	\$440.00	\$500.00	\$0.00	\$484,000.00	\$8,600,000.00	
TWILIGHT DRIVE (MIN. ART.)	2,700	2,700	5,400	20,000	\$400.00	\$440.00	\$500.00	\$0.00	\$1,188,000.00	\$7,300,000.00	
ANDERSON RD-ANAMOSA CONNECTOR (MIN. ART.)	0	0	0	5,000	\$400.00	\$440.00	\$500.00	\$0.00	\$0.00	\$2,500,000.00	unknown street name
RESERVOIR ROAD	3,500	3,500	9,000	9,000	\$400.00	\$440.00	\$500.00	\$0.00	\$0.00	\$4,500,000.00	
TOTALS	32,700	32,700	44,600	91,700				\$0.00	\$3,960,000.00	\$36,800,000.00	

STREET NAME AND CLASSIFICATION	LENGTH	LENGTH	LENGTH	LENGTH	COST PER LF	COST PER LF	COST PER LF	TOTAL COST	TOTAL COST	TOTAL COST	COMMENTS
	LF	LF	LF	LF	NEW CONST.	NEW CONST.	NEW CONST.	2,003	2,008	2,023	
	2,002	2,003	2,008	2,023	*2003 \$	*2008 \$	*2023 \$	\$	\$	\$	
COLLECTORS - EXISTING AND PROPOSED	EXISTING	PROPOSED	PROPOSED	PROPOSED							
VARIOUS UNNAMED STREETS FROM STREET PLAN	0	3,000	13,000	104,039	\$290.00	\$310.00	\$350.00	\$870,000.00	\$3,100,000.00	\$31,863,650.00	Total length of streets shown was computer generated utilizing the proposed street plan
GRAND TOTALS	55,200	60,700	87,600	244,089				\$2,182,500.00	\$9,935,000.00	\$95,624,650.00	

NOTE:

LOCAL STREETS ARE ASSUMED TO BE FUNDED AND CONSTRUCTED BY DEVELOPERS, THUS NO DIRECT COST TO CITY. THESE NUMBERS ARE BASED UPON SEVERAL OTHER ASSUMPTIONS. SUCH ASSUMPTIONS INCLUDE: STREETS WILL DEVELOP AS INDICATED ALONG PROPOSED LONG RANGE PLANS AND WILL DEVELOP AT THE ASSUMED TIME; STREET CONSTRUCTION COSTS ARE BASED UPON CURRENT AVERAGE CONSTRUCTION COSTS PLUS AN ESTIMATED INFLATION FACTOR; STREETS WILL BE CONSTRUCTED UTILIZING CURRENT STREET DESIGN SECTION WIDTHS AND SURFACING SECTIONS; AND NO ADJUSTMENT HAS BEEN MADE FOR DEVELOPER PARTICIPATION IN THE MAJOR STREET RECONSTRUCTION. NO ADJUSTMENT HAS BEEN MADE FOR WATER AND SEWER AND OTHER UTILITY CONSTRUCTION COSTS. THE COST NUMBERS INCLUDE GRADING, C&G, SIDEWALK, BIKE PATH, EDGE DRAIN, STORM SEWER AND CONSERVATIVE PAVEMENT SECTION THICKNESSES, AND STREET LIGHTING, BUT NOT MAJOR DRAINAGE CULVERTS, BRIDGES, OR SIGNALIZATION OF MAJOR INTERSECTIONS.

STREET LOCATIONS AND LENGTHS ARE GENERATED FROM GIS DATA.

- G. **SOLID WASTE COLLECTION AND DISPOSAL.** The City's sanitation system is operated on an enterprise fund basis. The sanitation system serves only residential occupancies. Some areas of the City presently are not included in the Garbage Service District at the request of the residents of those areas. If the annexed area is included within the Garbage Service District the cost to the residents would be the garbage service charges prescribed by ordinance, currently at the rate of \$13.97 per month per household.

The rates for garbage collection and disposal service are designed to be roughly equivalent to the long-run cost to the City of providing such service. No short-run capital expense as a result of service to the annexed area is anticipated.

The cost of providing use of the City's landfill to users outside the Garbage Service District is roughly equivalent to the fees charged therefor. Residential users employing the services of a collector licensed by the City are entitled to use of the Landfill without additional charge.

- H. **PARKS AND RECREATION.** All services provided by the Parks and Recreation Department will be provided to the residents of the annexed area with no discernible additional cost to the City or the residents of the annexed area.
- I. **LIBRARY.** All services provided by the Rapid City Public Library will be provided to the residents of the annexed area with no discernible additional cost to the City or the residents of the annexed area.
- J. The foregoing notwithstanding, the residents of the annexed area will be subject to all of the various fees and charges provided by ordinance, regulations, or administrative action for numerous services provided by the City. The incidence of such charges is highly speculative and largely within the choice of the person to be charged. Examples of such charges range from building permit fees to library book fines, from xerox copy charges to charges for swimming pool passes.
- K. All of the cost estimates set forth herein are based on 2002 costs.

5. Estimated difference in tax assessment rate:

A. *Owner occupied property:*

That the estimated difference in the 2001 tax assessment rate applied to an owner occupied property within the Box Elder Fire District upon annexation would be the addition of the City of Rapid City levy of 3.4685 mills and elimination of the combined Fire Administration, Library and unorganized road levy of 1.8701 mills and the Box Elder Fire levy of 1.4299 mills. The total levy for owner occupied property in the Box Elder Fire District would therefore increase by .1685 mills, an estimated 0.865%.

That the estimated difference in the 2001 tax assessment rate applied to an owner occupied property within the Rapid Valley Fire District upon annexation would be the addition of the City of Rapid City levy of 3.4685 mills and elimination of the combined Fire Administration, Library and Unorganized Road levy of 1.8701 mills and the Rapid Valley Fire levy of 0.6159 mills. The total levy for owner occupied property in the Rapid Valley Fire District would therefore increase by .9825 mills, an estimated 5%.

B. *Non-agricultural property:*

That the estimated difference in the 2001 tax assessment rate applied to a non-agricultural property within the Box Elder Fire District upon annexation would be the addition of the City of Rapid City levy of 3.4685 mills and elimination of the combined Fire Administration, Library, and Unorganized Road levy of 1.8701 mills and the Box Elder Fire levy of 1.4299 mills. The total levy for non-agricultural property in the Box Elder Fire District would therefore increase by .1685 mills, an estimated 0.63%.

That the estimated difference in the 2001 tax assessment rate applied to a non-agricultural property within the Rapid Valley Fire District upon annexation would be the addition of the City of Rapid City levy of 3.4685 mills and elimination of the combined Fire Administration, Library, and Unorganized Road levy of 1.8701 mills and the Rapid Valley Fire levy of 0.6159 mills. The total levy for non-agricultural property in the Rapid Valley Fire District would therefore increase by .9825 mills, an estimated 3.64%.

C. *Agricultural property:*

That the estimated difference in the 2001 tax assessment rate applied to an agricultural property within the Box Elder Fire District upon annexation would be the addition of the City of Rapid City levy of .8671 mills and elimination of the combined Fire Administration, Library, and Unorganized Road levy of 1.8701 mills and the Box Elder Fire levy of 1.4299 mills. The total levy for agricultural property in the Box Elder Fire District would therefore decrease by 2.43 mills, an estimated 14.4%.

That the estimated difference in the 2001 tax assessment rate applied to an agricultural property within the Rapid Valley Fire District upon annexation would be the addition of the City of Rapid City levy of .8671 mills and elimination of the combined Fire Administration, Library, and Unorganized Road levy of 1.8701 mills and the Rapid Valley Fire levy of 0.6159 mills. The total levy for agricultural property in the Rapid Valley Fire District would therefore decrease by 1.62 mills, an estimated 9.55%.

D. *Non Agriculture Z property:*

That the estimated difference in the 2001 tax assessment rate applied to a non-agricultural Z property within the Box Elder Fire District upon annexation would be the addition of the City of Rapid City levy of 3.4685 mills and elimination of the combined Fire Administration, Library, and Unorganized Road levy of 1.8701 mills and the Box Elder Fire levy of 1.4299 mills. The total levy for non-

agricultural Z property in the Box Elder Fire District would therefore increase by .1685 mills, an estimated 0.95%.

That the estimated difference in the 2001 tax assessment rate applied to a non-agricultural Z property within the Rapid Valley Fire District upon annexation would be the addition of the City of Rapid City levy of 3.4685 mills and elimination of the combined Fire Administration, Library, and Unorganized Road levy of 1.8701 mills and the Rapid Valley Fire levy of 0.6159 mills. The total levy for non-agricultural Z property in the Rapid Valley Fire District would therefore increase by .9825 mills, an estimated 5.46%.

6. That exclusions or irregularities in boundary lines are not the result of arbitrariness but are based upon existing city limit lines, existing features, existing property boundaries, and existing occupancies and uses.
7. That there is reasonable present and demonstrable future need for annexing said territory.
8. That population and census data indicate that the City has and may experience growth or development beyond its present boundaries.
9. That there exists a commonality between the within described territory and the existing City of Rapid City.
10. That there are no significant physical barriers between the within described territory and the existing City of Rapid City.
11. That annexation of the within described territory to the City of Rapid City will result in a more compact, integrated City.

DATED this _____ day of December 2002.

THE CITY COUNCIL OF RAPID CITY

Mayor

Attest:

Finance Officer
(SEAL)