

ANNEXATION STUDY

EAST ANAMOSA-AIRPORT AREA ANNEXATION

DECEMBER 2002

Annexation Study of
East Anamosa-Airport Area Annexation

INTRODUCTION:

The following is a study prepared pursuant to SDCL 9-4-4.1 which examines the merits of annexing portions of Sections 27, 34, 35, and 36, T2N, R8E, BHM; Sections 31 and 32, T2N, R9E, BHM; Section 1, 2, 3, 11 and 12, T1N, R8E, BHM; and Sections 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, and 29, T1N, R9E, BHM; all located in Pennington County, South Dakota. This area is more generally described as lying east of Elk Vale Road, north of SD Highway 44 East, and north of Rapid City Regional Airport to the ridge line and includes approximately 9342.17 acres of land. The specific area under consideration is legally described as follows:

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.

This area is one of the long term priorities the City Council has established in the Resolution Establishing Future Annexation Study Areas, adopted April 2, 2001. The subject area is adjacent to the east side of the City limit boundaries. The Rapid City Regional Airport is included in this annexation study. The East Anamosa-Airport Annexation Area represents a developing area that is part of the Rapid City community.

THE ANNEXATION PROCESS:

Annexation is the process by which lands adjacent to a municipality are made part of the municipality so as to share in the services the municipal government provides and share in the obligation of paying for those services. When an area has developed, is in the process of developing, or is key to the development of other properties, annexation should be considered. As stated in the Rapid City Annexation Policy Document, adopted December 19, 1983;

"When a city is willing and able to provide the urban services from which an adjacent and contiguous developing area benefits; when there exists a community of interest between the city and the developing area; when it is essential that a city be allowed to

exercise proper police powers to ensure orderly growth and development; when the development of an area may easily effect the health and safety of the residents of a city; and when a tax inequity exists because of the provision of urban services to (a) developing area; then the area so described must fairly be considered for annexation.”

The process of annexation as spelled out in South Dakota Codified Law Chapter 9-4 provides for annexation by petition of the property owners and annexation initiated by the municipality. This study represents the first step in the process of a city-initiated annexation. This study will present the justification for annexing the subject territory and identify the municipal resources that are in place or available to serve the area. With this study as a basis, the Rapid City Council may adopt a Resolution of Intent to Annex following a public hearing with proper notice given to the affected landowners and the Pennington County Commissioners. Within sixty (60) days of the adoption of the Resolution of Intent to Annex, and after the proper notification to the same parties, the City Council shall conduct a hearing on the annexation of the subject territory. The City Council must act on the annexation resolution within one hundred and twenty (120) days of the hearing. The annexation may be referred to a vote of the residents of the municipality and the residents of the territory to be annexed pursuant to SDCL 9-4-4.5 through 9-4-4.9.

DESCRIPTION OF TERRITORY:

The territory considered in this annexation contains 9342.17 acres, more or less, and includes 255 property owners and 527 properties, listed in Appendix A. This list was compiled with information from the Pennington County Equalization Office as of December 6, 2002. The property is more generally described as lying east of Elk Vale Road, north of SD Highway 44 East, and south of the ridge line located north of the Rapid City Regional Airport. Figure 1 provides a map of the property and its location relative to principal streets and highways, and to the City of Rapid City.

Of the total approximate 9342.17 acres, approximately 418 acres are currently developed at urban-level densities or subdivided for urban-level densities. The Rapid City Regional Airport is within this annexation area and the City owned property includes 32 parcels and approximately 1729 acres. The remaining 7195 acres are currently undeveloped or developed at low level densities. Within the remaining 7195 acres are some large parcels. Approximately 5565 acres are owned by 13 property owners. The area has recently seen the development of several significant residential subdivisions, denoting the changing character of the area from a suburban residential form to a more urbanized development form.

There are eight platted subdivisions located in the East Anamosa-Airport Annexation Area with more residential development slated for the area. Table 1 below shows the approximate number of developmental lots currently contained in each of the larger subdivisions and the average size of lot for each subdivision.

Table 1. Larger Platted Subdivisions in the East Anamosa-Airport Annexation Area

Subdivision Name	Current # of Lots (Approx.)	Ave. Lot Size in Acres
Morning View Subdivision	20	.739

Hidden Springs Ranchettes	15	9.62
Valley Heights Estates	202	.543
Valley View Estates	70	.475
Mesa View Estates	43	.985
Paradise Estates	5	1.0
Victra Subdivision	8	1.0
Heavlin Addition	7	8.598

The above table reflects 370 of the 527 parcels of property included in the proposed annexation area. Structural development exists on many of these parcels. Many of the lots have recently been subdivided; however, residential construction has not yet been initiated. The remaining 157 parcels were either platted on an individual basis, as part of small subdivision plats, or represent unplatted balances of property.

Current land use trends and zoning shows that the majority of the area is located in agriculture or residential areas. Some commercial development is anticipated to occur along SD Highway 44 due to the close proximity of Rapid City Regional Airport. The Rapid City Comprehensive Plan identifies industrial land uses along Elk Vale Road at the northern point of the annexation area. Possible commercial or industrial uses may occur along Elk Vale Road near US Interstate 90.

The Rapid City Regional Airport and its flight path are located in this annexation study. The City of Rapid City has made a significant investment in this public facility to provide the necessary infrastructure to support the continued economic vitality and growth of the Rapid City Community. The City of Rapid City has a great interest in protecting the operation of the airport today and continuing that operation into the future. Development in the noise zone could be detrimental to the long term viability of the Rapid City Regional Airport.

Soils in the East Anamosa-Airport Annexation Area are generally of a clay substance, such as Pierre Shale. Many of the soil types experience significant shrink/swell and the location of septic tanks on such soils can be problematic. Existing residential developments in the area have been unable to acquire adequate water supplies from private wells for domestic purposes or fire protection. A number of residents haul water as their only domestic water supply. The City of Rapid City has been requested on a number of occasions to extend water service to area residents.

The majority of the annexation area is relatively flat with rolling hills. The northern boundary of the annexation area is the location of a steep east/west-oriented ridge. There is significant vertical relief between the ridge line and SD Highway 44. The estimated rise in elevation is approximately two hundred feet over a distance of a mile and a quarter.

The western boundary of the annexation area is located in the County Heights Drainage Basin adopted as part of the City of Rapid City's Major Drainage Plan. The balance of the area is not currently part of an adopted drainage basin plan. The development of future drainage basin plans will be required as development occurs.

Most of the undeveloped property is currently under cultivation or used as rangeland. It is unknown if any unique or endangered plant or animal species inhabit the territory.

There are no known historic or prehistoric resources that exist on the properties involved in this annexation.

AREA STUDIES:

The study area is addressed in both the Elk Vale Neighborhood Area Future Land Use Plan and the draft Airport Neighborhood Future Land Use Plan. The Elk Vale Neighborhood Area Future Land Use Plan, adopted May 8 2000, indicates that the area along the east side of Elk Vale Road and South of Interstate 90 is appropriate for General Commercial land uses and Office Commercial land uses. The area located further east of those commercial areas and south of Interstate 90 are identified as appropriate for Light Industrial land uses. Other portions of the study area are identified as appropriate for Planned Residential Development with 1.5 dwelling units per acre. A full range of other land uses have been identified as appropriate within the study area including: Medium Density Residential with a Planned Residential Development, Neighborhood Commercial, Office Commercial, Public and Low Density Residential land uses.

The Airport Neighborhood Future Land Use Plan has been drafted for the area to the east of the Elk Vale Neighborhood Land Use Plan. Population projections and overall development densities along with Land Use Planning goals for this area have been formally adopted as part of the Plan Overview. The draft Airport Neighborhood Plan is part of the City's on-going Comprehensive Planning Update process and will supplement the Long Range Comprehensive Plan – 2000 and Rapid City Area 2000 Plan. The draft Airport Neighborhood Future Land Use Plan again identifies a full range of land uses for this developing area including: Planned Residential Development with 1.5 Dwelling Units per Acre, Mobile Home Park and Mobile Home Park with a Planned Residential Development, Low Density Residential, Neighborhood Commercial, General Commercial, Public, Medium Density Residential, Office Commercial and Light Industrial land uses.

The Rapid City Major Street Plan, adopted on April 1, 2002 identifies numerous existing roadways as well as the extension of future arterial and collector streets within the study area.

On April 2, 2001, the Rapid City Council adopted a Resolution Establishing Future Annexation Study Areas. This area is one of the long-term priorities listed in the resolution.

FUTURE DEVELOPMENT:

This report addresses the current land uses and zoning in the area. The City has already begun updating the Future Land Use Plan for this area.

Portions of the annexation area are zoned Suburban Residential District and Low Density Residential District by Pennington County allowing urban density development. A small portion of the annexation area located south of US Interstate 90 and east of Elk Vale Road in Section 27 and 34, T2N, R8E is zoned Heavy Industrial by Pennington County. One parcel in Section 31, T2N, R9E on Radar Hill Road is zoned General Commercial by Pennington County. Portions of the annexation area are also zoned by Pennington County as General Agriculture and Limited Agriculture.

Based on the Future Land Use Committee's current work to date, the maximum build-out of the annexation area could result in approximately 10,692 single family homes and 2,605 multifamily homes for a total of 13,297 additional dwelling units. Substantial additional commercial and industrial development is anticipated south of the Rapid City Regional Airport and along Elk Vale Road at the Interstate 90 Interchange. Some commercial development may also occur along SD Highway 44.

Based upon average household sizes of 2.5 persons, the estimated build-out population of the East Anamosa-Airport Annexation Area is approximately 33,124 persons. This number could vary dramatically, especially if increased densities are allowed due to multi-family zoning or Planned Residential Development overlay districts, or if there is a net decrease in areas for residential development due to expanded commercial or industrial development.

PUBLIC SERVICES:

The following section describes the various public services offered by the City of Rapid City, and which of these services may be provided to the East Anamosa-Airport Annexation Area. Also included in this section are the estimated costs to the City for provision of such services.

Streets/Transportation: There are a number of existing and proposed roads within the East Anamosa-Airport Annexation Area that are identified on the 2002 Major Street Plan (See Table 2).

Table 2. Existing and Proposed Major Streets

<u>Road Name</u>	<u>Classification</u>
SD Highway 44 East	Principal Arterial
Elk Vale Road	Principal Arterial
Longview Drive	Minor Arterial
Radar Hill Road	Proposed Principal Arterial
Anderson Road	Proposed Minor Arterial
Twilight Drive	Proposed Minor Arterial
East Anamosa Street	Proposed Principal Arterial

A number of existing local streets serve the subject territory. The extent to which these local streets will have to be expanded will be dependent on the ultimate density of development, the proposed network and the distribution of traffic.

Many of the existing roads within the annexation area are located in public rights-of-way. There is some question as to the degree to which these roadways comply with current City street standards, such as roadway width, pavement condition, and provisions for public sidewalks, curb and gutter, and drainage facilities. A comprehensive evaluation of the status of the streets is needed to determine overall conformance with City standards.

The Rapid City Engineering Division has completed a preliminary assessment of the road network in the annexation area. The Engineering Division has developed cost

estimates for upgrading and constructing streets in the annexation area to City standards (see Table 3). The total cost for these upgrades and construction, including edge drain and storm sewer improvements in the adjacent right-of-way, is estimated at \$95.6 million.

Table 3. Cost Estimates for Street Upgrades and Construction
In East Anamosa-Airport Annexation Area

Street/Drainage Improvement	Estimated Cost
East Anamosa Street	\$11.5million
Radar Hill Road	\$15.5 million
Longview Road	\$ 9.7million
Anderson Road	\$ 4.1 million
Airport Road	\$ 8.6 million
Twilight Drive	\$ 7.3 million
Anderson Rd-Anamosa Connector	\$ 2.5 million
Reservoir Road	\$ 4.5 million
Misc. Residential Street Improvements	\$31.9 million
TOTAL	\$95.6 million

Drainage costs may be incurred due to the presence of three irrigation ditches which cross the annexation area and the unique problems associated with them. Overland drainage may cause overflowing of the irrigation ditches and therefore flooding of properties on the downstream side unless adequate drainage improvements are provided.

Water: The Rapid Valley Sanitary District serves a portion of the annexation area. The District purchases water from the City and then sells it to their users within the East Anamosa-Airport Annexation Area. This arrangement between the Rapid Valley Sanitary District and the City of Rapid City will not change upon annexation. The District will continue to provide water to users for those portions of the area located within the Rapid Valley Sanitary District unless Rapid City and the Sanitary District re-negotiate their agreement. The City of Rapid City currently provides water service to the Rapid City Regional Airport for both domestic and fire protection services.

As increasing development occurs in the area City water service will be further extended into the area. This cost would include a water booster station, two water reservoirs and water mains. (At future build out the estimated cost is \$24.8 million.)

Capital Development fees for future water connection to Rapid City's Water System will be required at a rate of \$1000 per single family residence or \$750 per single family resident equivalent for commercial and industrial properties.

Sanitary Sewer: A portion of the East Anamosa-Airport Annexation Area is located within the Rapid Valley Sanitary District. The District operates and maintains its own sewage collection system in the area; however, all of the sewage generated in this area is treated by the City of Rapid City at it's Water Reclamation Plant. This arrangement between the Rapid Valley Sanitary District and the City of Rapid City will not change upon annexation. The District will continue to provide sewer service to users within the area unless Rapid City and Rapid Valley Sanitary District agree otherwise.

At future build out, the estimated cost is \$16.1 million to include two sanitary sewer lift stations and additional sewer mains.

Drainage Issues: The storm drainage infrastructure planned to serve this area will be incorporated into private development plans as they occur. Anticipated services in the future include Drainage Basin Design Plans and the construction of the drainage improvements. Anticipated cost estimates for the plans is approximately \$140,000 and the drainage improvements are estimated at approximately \$4,900,000. The initiation of the Drainage Basin Design Plans and associated infrastructure improvements will most likely be development driven.

Street and Road Services: Street and road services provided to the residents of Rapid City include road repair and maintenance, snow removal, street cleaning, traffic controls, traffic engineering and street lighting. Existing public rights-of-way in the annexation area will be added to the City's street maintenance program. The cost to the City for maintaining the existing streets within the annexation area is estimated at \$60,000. This cost estimate includes an additional employee and equipment, plus material costs for minor repairs and de-icing material. Cost estimates for upgrading the streets to City standards are included in the prior section entitled "Streets/Transportation".

Solid Waste Collection and Disposal: The City currently services the annexation area by allowing commercial solid waste haulers serving the area to utilize the landfill and material recovery facility. The cost to commercial haulers for using the landfill is \$45.00 per ton. The City of Rapid City, rather than commercial haulers, would handle the collection and disposal of solid waste for any current households in subdivisions within the subject territory once the subdivision residents petition for this service. Any new residential subdivision will automatically have City Collection service without the petition process. The fee for City service, based on current rates, will be \$13.97 per month or \$167.64 annually.

Fire Protection: The City of Rapid City, under an informal mutual aid agreement with the Rapid Valley Volunteer Fire Department and the Box Elder Volunteer Fire Department, provides fire suppression services to developed and undeveloped properties in the proposed annexation area when requested. Upon annexation, the Rapid Valley Volunteer Fire Department and the Box Elder Volunteer Fire Department will no longer be expected to respond unless assistance was requested by the Rapid City Fire Department. Also, upon annexation all City fire services will be provided to the area including: emergency services such as fire suppression (including structure and wildland protection), fire prevention services (including code enforcement, plan review and fire investigation), hazardous materials response and mitigation, rescue functions (including water related rescue/recovery, vehicle extrications, industrial rescue), and emergency medical services (including basic life support and advanced life support).

In the event the subject territory is annexed, the City will have an obligation to make payments to the Rapid Valley Volunteer Fire Department and the Box Elder Fire Department for a proportionate share of any debt that may have been incurred. It is estimated that the Rapid Valley Volunteer Fire Department has incurred a \$172,000 capital improvement debt. Box Elder has an estimated \$50,000 capital improvement loan. The City of Rapid City's proportionate share of the debt that will need to be paid to

the Box Elder Fire Department and the Rapid Valley Volunteer Fire Department is not available at this time.

The current cost to the City for providing mutual aid fire protection services to this area is negligible. The Rapid City Fire Department has indicated that there are two phases in providing service to the annexation area. The first phase would involve entering into an agreement with Rapid Valley Volunteer Fire Department to operate a combination crew from their existing fire station location. This short term cost will be \$270,000 to \$405,000 per year. As development occurs, the second phase will include the future construction of the new east station as indicated in the Rapid City Fire Department's proposed future plans.

Police Protection: Law enforcement is currently provided to the subject properties by the Pennington County Sheriff's Department. Upon annexation, the territory will become the responsibility of the City of Rapid City Police Department. At the existing level of development the estimated cost to the City for providing police service will be \$75,357. This amount will cover the cost of the one additional patrol officer that the City Police Department has stated is required to adequately service the area.

The Police Department has reviewed the calls-for-service in the annexation area and has noted there were few serious calls received. Although the annexation area is currently sparsely populated, the Police Department has stated that an additional patrol unit will need to be added to be able to prudently respond to emergency calls within the Department's 2 ½ minute goal. As the annexation area develops, the Police Department will evaluate the calls for service, will use a ratio of officers to population in Rapid City of 1.6 officers per thousand and add additional patrol units as needed. The Police Department currently provides police protection at the Rapid City Regional Airport and will continue to provide this service.

Building Inspection and Ordinance Enforcement: The services of the Building Inspections Division required by City Ordinance and available immediately to the proposed annexation area include: building permits, sign permits, addressing, plan reviews, building inspections, mechanical inspections, electrical inspections, ordinance enforcement, and other similar services. According to the Building Inspections Division, additional building inspectors or code enforcement officers will be needed to serve this area as development occurs in the annexation area. Fees or charges for building inspection services recover the added costs for staff and facilities.

Public Transit: The City of Rapid City currently operates both a fixed route and dial-a-ride transit systems. There are no plans for expansion of the fixed-route system to serve the annexation area; however the need for service will be monitored along with all other parts of the community.

It is the policy of the City to provide dial-a-ride service to all incorporated areas of the City. Dial-a-ride service must be provided to all individuals meeting Americans with Disabilities Act (ADA) certification criteria. Dial-a-ride service is provided on a space available basis to the public at large provided they reside more than three-quarters of a mile from a transit stop. Therefore, there will be some increase in cost to the City for providing Dial-a-ride service to the East Anamosa-Airport Annexation Area as the area is located outside of this three-quarter mile zone. A cost estimate cannot be determined at this time due to the uncertainty of the neighborhood need for transit. Transit ridership

varies widely from one portion of the community to another over time and is difficult to predict.

Parks: The annexation of the subject territory would not, in itself, necessitate the construction of any new parks or recreational facilities within the area. However, any increase in population of the community does further the eventual need for additional park and recreation facilities. Locations for future park areas in the East Anamosa-Airport Annexation Area are identified on the Elk Vale Neighborhood Future Land Use Plan and on the Airport Neighborhood Future Land Use Plan discussions.

Other Public Services: Community wide services provided to residents of Rapid City include but are not limited to: parks and recreation, the Rushmore Plaza Civic Center, Dahl Fine Arts Center and the Public Library.

Residency is not considered for services provided patrons of the Rushmore Plaza Civic Center, Dahl Fine Arts Center or Rapid City Regional Airport. While fees and rental payments help offset costs for these and other citywide facilities, tax support from the City residents is necessary.

Summary of Public Services/Costs: Table 4 represents an itemization of the city services and associated costs described in the preceding sections.

Table 4
Summary of Estimated Costs of Annexation

<u>Improvement</u>	<u>Estimated Cost</u>
Street Upgrades	\$6.5 million
Drainage Improvements	\$5.04 million at build out
Water System Upgrades	\$9.6 million in 5 years, \$24.8 million at build out
Sewer System Upgrades	\$4.477 million in 5 years, \$16.1 million at build out
Street/Road Maintenance	\$60,000 annually
Solid Waste Collection/Disposal	No Cost (all increased expenses recovered by new fees)
Fire Department	\$270,000 to \$405,000 annually
Police Department	\$75,357 annually
Code Enforcement	Costs are possible but difficult to quantify
Building Inspections	No Cost (Any increase recovered by fees)
Transit	Costs are likely but cannot be quantified
Parks and Recreation	Costs are likely but cannot be quantified

- For additional information on Water, Sewer, and Street costs, please see Appendix B, C, and D.

TAXATION

The estimated difference in the 2001 tax assessment rate applied to the territory within the Douglas School District upon annexation will be the addition of the City of Rapid City levy of 3.4685 mills (except for land classified as agricultural for which the mill rate is .8671) and the elimination of a total of 3.30 mills for the County Fire Administration, Library, Unorganized Road District, and Box Elder Fire District. The estimated difference in the 2001 tax assessment rate applied to the territory within the Rapid City School District upon annexation would be the addition of the City of Rapid City levy of 3.4685 mills (except for land classified as agricultural for which the mill rate is .8671) and the elimination of a total of 2.486 mills for the County Fire Administration, Library, Unorganized Road District, and Rapid Valley Fire District. Table 5 gives the current mill rates and the anticipated changes upon annexation for the primary taxing districts found in the East Anamosa-Airport Annexation Area. The valuation of the properties is based on the 2001 valuation obtained by the Pennington County Equalization Office. The tax assessment rates are based on the latest 2001 tax assessment rates provided by the Pennington County Auditors Office.

Table 5
Mill Rate Comparisons based on 2001 Tax Levies

<u>Taxing District</u>	<u>Current Mill Rate</u>	<u>Mill Rate Upon Annexation</u>	<u>Net Change in Mills</u>	<u>% Change in Total Tax</u>
4D-VF Owner Occupied	19.1776	20.1601	.9825	5.13%
4D-VF Ag	16.7018	15.0829	-1.6189	-9.70%
4D-VF NonAg	26.6554	27.6379	.9825	3.69%
4D-VF NonAgZ	17.7082	18.6907	.9825	5.55%
4D-VF VS Owner Occupied	19.7468	20.7293	.9825	4.98%
4D-VF VS Ag	17.271	15.6521	-1.6189	-9.38%
4D-VF VS NonAg	27.2246	28.2071	.9825	3.61%
4D-VF VS NonAgZ	18.2774	19.2599	.9825	5.38%
1D-BF Owner Occupied	19.0529	19.2214	.1685	.89%
1D-BF Ag	16.5898	14.1569	-2.4329	-14.67%
1D-BF NonAg	26.4923	26.6608	.1685	.64%
1D-BF NonAgZ	17.5911	17.7596	.1685	.96%
1D-BF VS Owner Occupied	19.6221	19.7906	.1685	.86%
1D-BF VS Ag	17.159	14.7261	-2.4329	-14.18%
1D-BF VS NonAg	27.0615	27.23	.1685	.63%
1D-BF VS NonAgZ	18.1603	18.3288	.1685	.93%

(1D is Douglas School District, 4D is Rapid City School District, BF is Box Elder Fire Department, VF is the Rapid Valley Fire Department, and VS is the Rapid Valley Sanitary Sewer District)

NEED FOR ANNEXATION

The annexation of the subject territory is warranted from a number of perspectives. A municipality formed to meet the needs of the residents of a community must endeavor to provide efficient public services in an attempt to keep the cost of services reasonable to the residents. The economies of most municipal services are directly related to the form and size of the City. A City that can achieve a compact form, while still providing space for internal expansion and recreation, can minimize those public costs.

The achievement of an economical city form requires that development occur in an orderly and planned fashion. Recognizing the desirability of this orderly growth, the City of Rapid City adopted an Annexation Policy Document in December of 1983. In developing the policy document the City adopted four annexation goals. These goals are:

- (1) The annexation of lands which are necessary for the orderly growth and development of the City;
- (2) The annexation of lands which are urbanized or urbanizing to the extent that they require an urban level of services;
- (3) The annexation of lands the development of which effects the health and/or safety of the residents of the City;
- (4) The annexation of lands to ensure an equitable tax base.

The East Anamosa-Airport Annexation Area represents an area for which annexation should be considered according to the four previous goals:

- The annexation of the land is necessary for the orderly growth and development of Rapid City. Generally speaking, annexation allows the City to plan in advance of development occurring. Annexation of the East Anamosa-Airport Annexation Area will ensure that future utility service and road improvements are done in accordance with City standards. In addition, the implementation of City zoning and nuisance ordinances will ensure that negative impacts from future development are minimized.
- The annexation of the East Anamosa-Airport Annexation Area is necessary as this area is urbanizing and will require future urban level of services. As stated earlier in this report, there are approximately 370 parcels of property that are developed or subdivided for development at urban-level densities in the annexation area. The current direction of growth in Rapid City is to the south and east and this trend is expected to continue well into the future. This development is likely to be relatively intensive with urban-level densities. Central water and sewer services, streets built to modern design standards, and other urban-level infrastructure improvements will be necessary to serve the area.
- The annexation of the East Anamosa-Airport Annexation Area is necessary as the area directly impacts the health and safety of the residents of Rapid City. This is particularly true for the protection of the Rapid City Regional Airport operations as well as zoning or nuisance requirements.

- The annexation of the East Anamosa-Airport Annexation Area is also necessary to preserve an equitable tax base. Services such as police and fire protection are more adequately and efficiently provided if they cater to a cohesive service area. Infrastructure improvement costs and maintenance costs are also reduced with a compact urban form rather than a sprawling form.

The residents of the East Anamosa-Airport Annexation Area share a community of interest with Rapid City and benefit now from certain city services. Residents of the annexation area drive upon City streets, utilize City parks, and benefit from other City services such as City planning. Many of the properties within this territory have available to them an urban level of service due to the growth that has occurred in adjacent portions of Rapid City. Major urban streets surround the territory and sewer and water services are available for much of the annexation area.

Based upon the growth pressures present in this area and the goals of the City's adopted Annexation Policy Document, it is the opinion of the staff that the annexation of the subject territory is prudent and warranted.

COMMUNITY GROWTH

The City of Rapid City and surrounding area has continued to grow in recent years as evidence by the following figures:

- Rapid City Population (source: U.S. Census Bureau):
1980 – 46,492
1990 – 54,523 (17.3% increase from 1980)
2000 – 59,113 (8.5% increase from 1990)
- Rapid City and Three-Mile Area Population (source: U.S. Census Bureau):
1990 – 67,434
2000 – 73,431 (9% increase from 1990)
- East Anamosa-Airport Annexation Area (source: Planning Dept. estimates)
1990 – 262
2000 – 1193 (355% increase from 1990)

As can be seen from the preceding figures, the population of Rapid City and the surrounding area continues to grow and the population of the proposed annexation area is growing even faster than Rapid City. Adequate services must be made available to support the anticipated continued residential growth in the proposed annexation area. To accommodate the continued growth in the community additional areas for residential development are required.

CONCLUSIONS

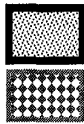
The City of Rapid City continues to experience significant growth. Annexation has generally kept pace with this growth creating an environment in which City policies and

procedures have both ensured orderly growth and the equitable development of supporting infrastructure.

The area under consideration in this annexation is experiencing increasing residential growth. Supporting infrastructure and services are in place to accommodate urban scale development. Some infrastructure upgrades will be needed to accommodate the projected full build-out of the territory. Costs will be incurred by the City for certain City services such as street repair and maintenance, police protection, and fire and emergency services. Rapid Valley Sanitary District will continue to provide water and sewer service to those areas they now serve until such time as the District negotiates with the City to accept these responsibilities.

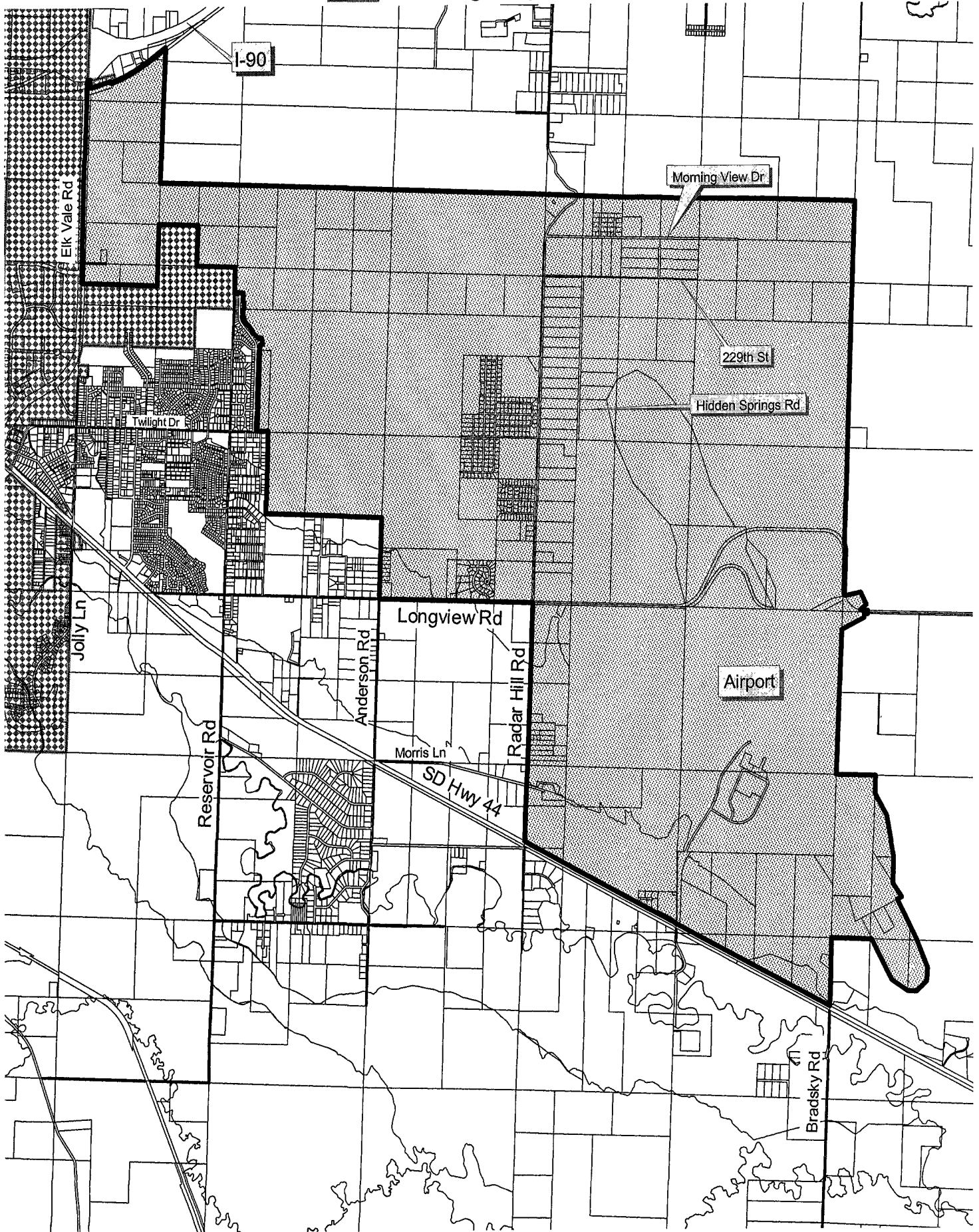
The proposed annexation of the study area complies with all aspects of the City's Annexation Policy Document. To continue the orderly growth of the City and ensure equitable development of supporting infrastructure, the annexation of this East Anamosa-Airport Study Area is warranted.

Figure 1



Annexation Area

Existing Rapid City Limits



APPENDIX A. PROPERTY OWNER LIST

ANNEXATION PROPERTY OWNERS AND ADDRESSES:

Aasen	Scott	14786 Buckskin Lane	Rapid City	SD	57702
Aguiniga	John	8116 Cobblestone Ct	Rapid City	SD	57701
Aldridge	Charles	308 E Denver	Rapid City	SD	57701
Allen	Curtis	4625 Hacienda St	Rapid City	SD	57703
Ambrose	Damian	14761 Mustang Ln	Rapid City	SD	57703
Anderson	Leone	604 38th St	Rapid City	SD	57702
Anderson	William	23049 Radar Hill Rd	Rapid City	SD	57703
Bachman	Delbert	14799 Buckskin Rd	Rapid City	SD	57703
Bailey	Robert	22885 Aberdeen Ct	Rapid City	SD	57703
Baker	Steve	23190 Radar Hill Rd	Rapid City	SD	57703
Ballard	Leo	14778 Moonlight Dr	Rapid City	SD	57703
Barber	Amy	22600 173rd Ave	Owanka	SD	57767
Barber	Amy	PO Box 28	Owanka	SD	57767
Barber	Amy Sr	Box 28	Owanka	SD	57767
Bargo, Trustee	Inez	612 S Denison	Saint Francis	KS	67756
Barnes	Wesley	5702 Stacy St	Rapid City	SD	57703
Barton	Aurthur	23172 Radar Hill Rd	Rapid City	SD	57701
Beal, Jr	Jimmie	22988 Morninglight Dr	Rapid City	SD	57703
Bell	Mikel	23075 Radar Hill Rd	Rapid City	SD	57703
Benson/Meyer %Wm D Foster	Sandra	22944 Radar Hill Rd	Rapid City	SD	57703
Benson	Michael	22947 Hidden Springs Rd	Rapid City	SD	57701
Bielmaier	Earl	2702 Knight Ct	Rapid City	SD	57702
Bies	Harold	23138 Radar Hill Rd	Rapid City	SD	57701
Bittner/Shanta	Allen	22975 Morninglight Dr	Rapid City	SD	57703
Bitz/Sjerven	Laura	3650 Anderson Rd	Rapid City	SD	57701
Blake	Bennett	23174 Radar Hill Rd	Rapid City	SD	57701
Bloom	James	4370 Reservoir Rd	Rapid City	SD	57703
Boardman	Patti	23036 Palamino Lane	Rapid City	SD	57703
Boblett	Bill	22944 Hidden Springs Rd	Rapid City	SD	57701
Boblett	Bill	22946 Hidden Springs Rd	Rapid City	SD	57701
Borger	David	22968 Radar Hill Rd	Rapid City	SD	57701
Borkowski	Robin	14789 Highlight Dr	Rapid City	SD	57703
Bossman	Rhonda	8212 Cobblestone Ct	Rapid City	SD	57701
Brady	William	7200 Long View Rd	Rapid City	SD	57701
Brooks	Marvin	22866 Sky St	Rapid City	SD	57701
Buck	Wade	4447 Seeaire St	Rapid City	SD	57701
Cambria Farms		PO Box 158	Highmore	SD	57345
Carrillo	Valentin	23046 Radar Hill Rd	Rapid City	SD	57701
Carroll	Lucien	14791 Moonlight Dr	Rapid City	SD	57703

ANNEXATION PROPERTY OWNERS AND ADDRESSES:

Cellular Inc Network		Crescent Pkwy Ste 400	Englewood	CO	80111
Chiesman Foundation For Democracy In SD		1641 Deadwood Ave	Rapid City	SD	57702
Chilson	Craig	PO Box 2871	Rapid City	SD	57709
Christensen	Russell	14792 Sunlight Dr	Rapid City	SD	57703
City Of Rapid City		300 Sixth Street	Rapid City	SD	57701
Cordes	Ronald	14790 Buckskin Lane	Rapid City	SD	57703
Cottrell	Kyle	3204 Raveen Dr	Rapid City	SD	57701
Dakota, Minnesota & Eastern Railroad Corporation		337 22nd Avenue South, P.O. Box 178	Brookings	SD	57006
Dearth	Lawrence	14831 229th St	Rapid City	SD	57701
Decker	Randal	23009 Candlelight Dr	Rapid City	SD	57703
Deutsch, Gundersons, Scheurer		919 Main St	Rapid City	SD	57701
Deutsch, Gundersons, Scheurer LLC		919 Main St	Rapid City	SD	57701
Deutsch, Gundersons, Scheurer Gerald		919 Main St	Rapid City	SD	57701
Deutsch Gunderson		919 Main St	Rapid City	SD	57701
Diamond D Steam Cleaning Inc		130 Talavera Pkwy Apt 734	San Antonio	TX	78292
Doud	Thomas	8231 Cobblestone Ct	Rapid City	SD	57701
Ducheneaux	Annette	14760 Quarter Horse Dr	Rapid City	SD	57703
Ducheneaux	Cathey	14761 Quarter Horse Drive	Rapid City	SD	57703
Edwards	Robert	14830 Morning View Dr	Rapid City	SD	57701
Edwards	Robert	14830 Morningview	Rapid City	SD	57703
Ellwanger	Scot	23017 Candlelight Dr	Rapid City	SD	57703
Elwood	Clyde	5556 Solitaire Dr	Rapid City	SD	57703
Engesser, Jr	Russell	425 N Reservoir Rd	Rapid City	SD	57703
Engesser, Jr	Russell	425 Reservoir Rd	Rapid City	SD	57703
Engesser	Russell	425 Reservoir Rd	Rapid City	SD	57703
Engesser	Tim	402 Maple Ave	Rapid City	SD	57701
Engesser	Timothy	402 Maple Ave	Rapid City	SD	57701
England	Donald	23031 Palamino Ln	Rapid City	SD	57703
Ennen, Trustee	Garland	5800 Twilight Dr	Rapid City	SD	57703
Ennen	Darrell	6049 Twilight Dr	Rapid City	SD	57701
Erickson	Donald	23166 Radar Hill Rd	Rapid City	SD	57701
Feickert	Monty	8215 Cobblestone Ct	Rapid City	SD	57701
Fellows	Richard	14889 E Hwy 44	Rapid City	SD	57701
Finneman	David	15006 Long View Rd	Rapid City	SD	57701
Fisher	Thomas	23035 Palamino Ln	Rapid City	SD	57703
Fitzgerald	Paul	425 E Fairlane Dr	Rapid City	SD	57701
Flockhart	Ian	22861 Moon St	Rapid City	SD	57701
Forman	Robert	7820 Long View Rd	Rapid City	SD	57701
Foster	Donald	22940 Radar Hill Rd	Rapid City	SD	57701
Frick	Michael	22991 Hidden Springs Rd	Rapid City	SD	57701

ANNEXATION PROPERTY OWNERS AND ADDRESSES:

Froelich	Timothy	14870 Jackie Ln	Rapid City	SD	57701
Fullerton	Bernadett	22870 Sky St	Rapid City	SD	57701
G & G Investments LLP G		PO Box 972	Rapid City	SD	57709
G & G Investments LLP		PO Box 972	Rapid City	SD	57709
Garr	Lauren	3212 Raveen	Rapid City	SD	57703
Gill	Angelique	3114 Raveen Dr	Rapid City	SD	57701
Glanzer	Jeffrey	23070 Radar Hill Rd	Rapid City	SD	57701
Goetz	Harold	8218 Cobblestone Ct	Rapid City	SD	57701
Greenlee, III	William	14794 Highlight Dr	Rapid City	SD	57703
Gunderson	Darin	14788 Moonlight Dr	Rapid City	SD	57703
Hanks	James	14778 Buckskin Ln	Rapid City	SD	57703
Hansen	Lorry	22935 Hidden Springs Rd	Rapid City	SD	57701
Hardy	Vincent	14795 Buckskin Ln	Rapid City	SD	57703
Hartman	Judy	14849 Morning View Dr	Rapid City	SD	57701
Hausman	Cynthia	22865 Sky St	Rapid City	SD	57701
Havenner	Charles	14765 Mustang Ln	Rapid City	SD	57703
Hayward	Linda	7860 Long View Rd	Rapid City	SD	57701
Heavlin	Roseann	23275 Airport Rd	Rapid City	SD	57701
Heenan	Dawn	23299 S Airport Rd	Rapid City	SD	57703
Heiberger	Mark	23060 Radar Hill Rd	Rapid City	SD	57701
Heim	Merrill	23005 Candlelight Dr	Rapid City	SD	57703
Henderson	John	14757 Buckskin Lane	Rapid City	SD	57702
Herman	Glenn	22871 Sky St	Rapid City	SD	57701
Hilt	Thomas	22985 Morninglight Dr	Rapid City	SD	57703
Hintz	Steven	14870 229th St	Rapid City	SD	57703
Hoffman	Donald	23006 Radar Hill Rd	Rapid City	SD	57701
Hollenbeck	Terri	8718 Morris Lane	Rapid City	SD	57703
Holzmann	Michael	4039 Schaffer Rd #3	Rapid City	SD	57702
Hudson	Gail	22980 Radar Hill Rd	Rapid City	SD	57701
Hughes	Denis	23032 Palamino Lane	Rapid City	SD	57703
Hull	David	3208 Raveen Dr	Rapid City	SD	57701
Hutcheson	Mark	23007 Candlelight Dr	Rapid City	SD	57703
Isler	Mark	14874 Jackie Ln	Rapid City	SD	57703
Jacobs	Larry	8201 Cobblestone Ct	Rapid City	SD	57701
Jankowski	Timothy	14780 Moonlight Dr	Rapid City	SD	57703
Jennings % John	Ernest	607 2 Mt Rushmore Rd #204	Rapid City	SD	57701
Jennings	William	8108 Cobblestone Ct	Rapid City	SD	57703
Jensen	Gerry	3102 Raveen Dr	Rapid City	SD	57701
Jessen	Joseph	8100 Longview Rd	Rapid City	SD	57703
Johnson	Donald	22862 Sky St	Rapid City	SD	57701

ANNEXATION PROPERTY OWNERS AND ADDRESSES:

Johnson	Larry	3108 Raveen Dr	Rapid City	SD	57701
Kelley	Patrick	14763 Buckskin Ln	Rapid City	SD	57703
Kennedy	Kenneth	3120 Raveen Dr	Rapid City	SD	57703
Kenworthy	Jonathan	23180 Radar Hill Rd	Rapid City	SD	57701
Kidd/Smierciak	Thomas	14759 Buckskin Ln	Rapid City	SD	57703
Killion	Brian	22989 Candlelight Dr	Rapid City	SD	57703
Kistler	Herbert	PO Box 1083	Rapid City	SD	57709
Klapperich	Dean	23130 Radar Hill Rd	Rapid City	SD	57701
Klapperich	Dean	23130 Radar Hills Rd	Rapid City	SD	57701
Klein	Rudolph	22873 Moon St	Rapid City	SD	57701
Klueber	Edward	22965 149th Ave	Rapid City	SD	57701
Knutson	Darlene	4135 Knutson Lane	Rapid City	SD	57702
Knutson	Darlene	4135 Knutson Ln	Rapid City	SD	57702
Kouba	Charles	23008 Morninglight Dr	Rapid City	SD	57703
Kreutz	Dale	13801 Titon Rd	Sturgis	SD	57785
Kruse, Jr	Henry	23186 Radar Hill Rd	Rapid City	SD	57701
Kruse	Danny	23188 Radar Hill Rd	Rapid City	SD	57703
Kruse	Edward	23194 Radar Hill Rd	Rapid City	SD	57703
Kuharski	Robert	23208 Radar Hill Rd	Rapid City	SD	57701
Lane	Edward	14783 Buckskin Ln	Rapid City	SD	57702
Laroche	Kelly	14764 Quarter Horse Dr	Rapid City	SD	57703
Larson	Bill	22875 Moon St	Rapid City	SD	57701
Leal	David	8730 Morris Lane	Rapid City	SD	57703
Lewis, Jr	Richard	14840 Morning View Dr	Rapid City	SD	57701
Lewis	Ronald	22983 Moringlight Dr	Rapid City	SD	57703
Lewis	Thomas	14774 Buckskin Ln	Rapid City	SD	57703
Lindholm	Jimmy	23047 Palamino Ln	Rapid City	SD	57703
Linn	Dennis	4515 Ridgewood Dr	Rapid City	SD	57702
Lippert	Lorin	14830 Long View Rd	Rapid City	SD	57701
Long	Gerald	23013 Candlelight Dr	Rapid City	SD	57703
Lunderman	Delrita	22866 Moon St	Rapid City	SD	57701
Matt	Henry	HC 89 Box 186	Hermosa	SD	57744
Matt	Julius	320 South St	Rapid City	SD	57701
Maxwell	Thomas	PO Box 944	Bonner	MT	59823
Mcguigan	P	4102 Carriage Hills Dr	Rapid City	SD	57702
Mckinstry	Kenneth	8100 Cobblestone Ct	Rapid City	SD	57701
Meier	Russell	3217 Raveen Dr	Rapid City	SD	57701
Mello	Kevin	14875 229th St	Rapid City	SD	57701
Merchen	Donald	14871 229th St	Rapid City	SD	57701
Merchen	Sandra	14871 229th St	Rapid City	SD	57701

ANNEXATION PROPERTY OWNERS AND ADDRESSES:

Mesa View Water Users Association		P O Box 4141	Rapid City	SD	57709
Meyer/Goodrich	Amy	14766 Buckskin Ln	Rapid City	SD	57703
Mink	James	14880 229th St	Rapid City	SD	57701
Mittelstedter	Damon	22891 Aberdeen Ct	Rapid City	SD	57701
Morning View Water Assn %	Judy Bargo	22876 Sky St	Rapid City	SD	57701
Murphy/Olson	Kirk	22886 Aberdeen Ct	Rapid City	SD	57701
Murphy	John	PSC 500 Box 25	FPO	AP	96515
Nagel/Klimek	Brett	23053 Radar Hill Rd	Rapid City	SD	57703
Neff	Harold	PO Box 1044	Hill City	SD	57745
Nelson	Ethan	22985 Candlelight Dr	Rapid City	SD	57703
Norris/Zeller	Joyce	5800 Lynnwood Ct	Black Hawk	SD	57718
O'crotty	James	14787 Sunlight Dr	Rapid City	SD	57703
Oakley	Travis	40 Tarpon Ave SE	Rio Rancho	NM	87124
Oleson	Richard	23059 Radar Hill Rd	Rapid City	SD	57703
Oliver	John	8132 Cobblestone Ct	Rapid City	SD	57703
Olson	Glen	22865 Radar Hill Rd	Rapid City	SD	57701
Orris	Bradley	23001 Candlelight Dr	Rapid City	SD	57703
Owen	Jimmy	8200 Cobblestone Ct	Rapid City	SD	57701
Oxbow Trust		1421 Minuteman Dr	Rapid City	SD	57701
Oyler	Louie	14885 Morningview Dr	Rapid City	SD	57703
Pagan	Kathryn	23011 Candlelight Dr	Rapid City	SD	57703
Paige	Tracy	22941 Hidden Springs Rd	Rapid City	SD	57702
Palmer/Mink	Elfrieda	1916 Sneel St	Rapid City	SD	57703
Palmer	Richard	939 Brittany Dr	Cheyenne	WY	82009
Parker % Pmb 126	Elizabeth	3213 W Main	Rapid City	SD	57702
Parker	Loretta	22937 Hidden Springs Rd	Rapid City	SD	57701
Parsons	Richard	22991 Morninglight Dr	Rapid City	SD	57703
Payne	Patrick	22976 Hidden Springs Rd	Rapid City	SD	57701
Pemberton	Jeffrey	14783 Highlight Dr	Rapid City	SD	57703
Pence/Underhill	Linda	8206 Cobblestone Ct	Rapid City	SD	57703
Perrigo	Kathleen	4819 Pierre St	Rapid City	SD	57702
Petersen	Danny	14792 Highlight Dr	Rapid City	SD	57703
Peterson/Amundson	Sunshine	14770 Buckskin Ln	Rapid City	SD	57703
Peterson	Carlton	14860 Morning View Dr	Rapid City	SD	57701
Pier/Johnson	Tamara	13136 Thunderhead Falls Lane	Rapid City	SD	57702
Pierce/Norwestbank SD, Na, Trustee Lois		226 E Philadelphia St # D1	Rapid City	SD	57701
Platt	Alan	23182 Radar Hill Rd	Rapid City	SD	57701
Policky Revocab	Mary	HC 80, Box	Piedmont	SD	57769
Pollard	Jesse	22869 Sky St	Rapid City	SD	57701
Poste	Darlene	23196 Radar Hill Rd	Rapid City	SD	57701

ANNEXATION PROPERTY OWNERS AND ADDRESSES:

Price	Brian	22986 Candlelight Dr	Rapid City	SD	57703
Quandt	Hannelore	401 Sellsworth Rd	Box Elder	SD	57719
Rave, Trustee	Beverly	3129 Raveen Dr	Rapid City	SD	57703
Rave, Trustee	Beverly	3528 Park Dr	Rapid City	SD	57702
Redlin	Robbie	12309 Ruby Rd	Black Hawk	SD	57718
Rezac/Malke	Tony	14875 Jackie Ln	Rapid City	SD	57701
Richard	James	14798 Buckskin Ln	Rapid City	SD	57703
Riggert	Ralph	22427 Bennett Rd	Rapid City	SD	57701
Roadifer	Dallas	8234 Cobblestone Court	Rapid City	SD	57703
Roberts/Elwood	Casey	14410 87th Ave NE	Bothell	WA	98011
Ross	Melvin	8712 Morris Ln	Rapid City	SD	57701
Rowland	Norman	14788 Highlight Dr	Rapid City	SD	57703
Rysavy	Russell	8209 Cobblestone Ct	Rapid City	SD	57703
Sayler	Roneal	23198 Radar Hill Rd	Rapid City	SD	57701
Schanamon	Bernadett	22870 Sky St	Rapid City	SD	57703
Schneider	Robert	8007 Cobblestone Ct	Rapid City	SD	57703
Schroeder	Merrilyn	14874 E Highway 44	Rapid City	SD	57703
Schuch/Farnsworth	Jon	14771 Quarter Horse Dr	Rapid City	SD	57703
Sjerven	Dolores	3650 Anderson Road	Rapid City	SD	57703
Slathar	Jeff	215 N Reservoir Rd	Rapid City	SD	57703
Smith	Clyde	PO Box 482	Springtown	TX	76082
Smith	Paul	3105 Raveen Dr	Rapid City	SD	57701
Sonnenfeld	Martin	22869 Moon St	Rapid City	SD	57701
Sorensen	Cory	23043 Palamino Ln	Rapid City	SD	57703
South Dakota Department Of Transportation		P.O. Box 1970	Rapid City	SD	57709
Spizzirri	Phillip	PO Box 9745	Rapid City	SD	57709
Stafford	George	22865 Moon St	Rapid City	SD	57701
Starkenburg	Robert	1114 12th St	Rapid City	SD	57701
State Of South Dakota (School Of Mines)		501 East Saint Joseph Street	Rapid City	SD	57701
Stromer	Merlin	23324 S Airport Rd	Rapid City	SD	57703
Stromer	Milton	7247 N Buffalo Rd	North Platte	NE	69101
T & M Concreteconstruction Inc		22860 Sky St	Rapid City	SD	57703
Tech	Laverne	3865 Patterson	Rapid City	SD	57701
Teller	Mary	22861 Sky St	Rapid City	SD	57701
Tilley	David	9821D Edgemont Ave	Ellsworth Afb	SD	57706
Tilley	James	23071 Radar Hill Rd	Rapid City	SD	57703
Toczek	Delmarie	23207 Palamino Ln	Rapid City	SD	57703
Tracy	David	14825 Morning View Dr	Rapid City	SD	57701
Valley View Land Company LLC		130 Talavera Parkway #734	San Antonio	TX	78232
Valley View Land Company LLC		130 Talavera Parkway #737	San Antonio	TX	78232

ANNEXATION PROPERTY OWNERS AND ADDRESSES:

Valley View Land Company LLC		PO Box 63	Spearfish	SD	57783
Van Beek	Ronald	22870 Moon St	Rapid City	SD	57701
Wagner/Clason	Donovan	118 E St Francis	Rapid City	SD	57701
Walker	Rene	14767 Buckskin Lane	Rapid City	SD	57703
Watson	Graham	8008 Cobblestone Ct	Rapid City	SD	57703
Weatherbee	Albert	409 N Ellsworth Rd	Box Elder	SD	57719
West River Electric Association Inc		PO Box 412	Wall	SD	57790
Whitaker	Todd	9408A Washington Ave	Ellsworth AFB	SD	57706
White	Bernita	23254 S Airport Rd	Rapid City	SD	57703
White	Scott	14751 Buckskin Lane	Rapid City	SD	57703
Whitney	Timothy	9616A Roosevelt Dr	Ellsworth AFB	SD	57706
Williams	Loral	4200 E Hwy 44	Rapid City	SD	57703
Williams	Todd	3216 Raveen Dr	Rapid City	SD	57702
Wilson	Mary	22876 Moon St	Rapid City	SD	57703
Wimmer	Jeanine	8225 Cobblestone Ct	Rapid City	SD	57703
Wood Stock Supply Inc		4705 S I90 Serv Rd	Rapid City	SD	57703
Work	Daniel	23011 Radar Hill Rd	Rapid City	SD	57703
Yellow Bike Program		22860 Sky St	Rapid City	SD	57703

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.

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.