

Date: 06/03/26
To: Green Valley Sanitation District property Owners
From: Frank E. Henderson, III, P.E., President
Re: Property Owner Survey
Property Assessments for Sewer System

This document is being sent to all property owners in the Green Valley Sanitary District (GVSD) boundary to solicit, poll and document property owners' opinions.

As most of you are aware, previous Board of Trustees contracted with Interstate Engineering to provide reports, plans and estimates for a **new pressurized sewer system to replace all existing septic tanks**. Interstate's preliminary cost estimate (December 2023) was \$10,425,569. Interstate's recent estimate (September 2025) is \$19,600,000 which includes engineering, construction, inspection, administration and legal expenses but may increase for construction cost increases or contract change orders.

GVSD has secured a total of \$5,250,000 from following sources:

- South Dakota Department of Agriculture and Natural Resources (DANR)
 - \$2,763,000 Clean Water State Revolving Fund (SRF) with 100% principal forgiveness
 - \$2,000,000 Consolidated Grant
 - \$237,000 Clean Water Grant
- United States Department of Agriculture - Rural Development
 - \$125,000 grant
- West Dakota Water Development District (WDWDD)
 - \$125,000 grant

Should GVSD proceed with the pressurized sewer, the **\$14,350,000 cost difference will be recovered via a special assessment equally apportioned (approximately \$50,000) to each of the approximate 290 properties in GVSD**. Special assessment will be divided into forty (40) annual installments that will be collected by the County Treasurer, as set forth in SDCL § 9-43-102. Deferred installments shall bear interest at a rate not to exceed ten percent per annum which equates to **approximately \$5,000 per year for each property**. Owners of multiple properties will be assessed \$5,000 for each property.

To date, GVSD has been reimbursed approximately \$850,000 from the DANR funds for engineering and legal assistance. Should GVSD not proceed with the new sewer, each property owner **may be subject to a special assessment if DANR requires repayment of the approximate \$850,000 reimbursement to GVSD**.

GVSD board requests each property owner (owners of multiple parcels may respond once for each property) **respond by July 10th using one of the following options:**

Scan QR code below or visit www.tinyurl.com/gvsdpoll;

Send email to: gvsd13@gmail.com or;

Complete this form and return via USPS to:

Green Valley Sanitary District, PO Box 1105, Rapid City, SD 57701 or;

Complete this form and drop off at either of the June 10, 2026, or July 7, 2026, meetings, or;

Attend either of the June 10, 2026, or July 7, 2026 GVSD meetings to provide response (must be in writing)

Please ensure response includes the property owner name and property address.

Proceed with pressure sewer: ___ No ___ Yes ___ Undecided

Property Owner Name: _____

Property Address: _____

Please attend either of the June or July meetings should you have any questions.

