Annexation Task Force Meeting
May 18, 2017

Americans with Disabilities Act (ADA)

• The Americans with Disabilities Act (ADA) is a federal civil rights law that prohibits discrimination against individuals with disabilities.
• The ADA’s purpose is to ensure that individuals with disabilities have the same rights and opportunities as everyone else.
Americans with Disabilities Act (ADA) (continued)

- Depending on the circumstances, pedestrian pathways may be required under the ADA.
- Some exceptions for ADA pedestrians pathways exist. Generally these exceptions relieve the design, but not the need for the pathway.
- Connectivity is essential under the ADA.
- If pathways are not present, certain triggers could result in the need for pathways to be put in place.

Purpose of Annexations

- Better coordination of services and improvements.
- Greater awareness of timing and expectations for improvements.
- More equitable distribution of infrastructure and service costs.
- Future annexation areas are planned and coordinated for public and private improvements in an economical manner based on the future extension of urban services identified in the urban growth area.
- Availability of city services such as sewer, water, and drainage control.
Arguments Opposing Annexation

- Residents outside the city may argue that they chose to build and live there with little interest in being taxed for services they do not want.
- Wish to retain “rural” character and, for this reason, oppose annexation as a step towards greater urbanization.
- There may be a desire to keep current ordinances for keeping animals that may change with annexation.
- Interest in annexation may be limited to a group of residents and not shared by an entire neighborhood.
- Cost of urban infrastructure can be prohibitive on large lots.

Implications of Unannexed Land

- Unannexed property may need to be circumvented for street and utility improvements resulting in delays or extra costs.
- Development projects may be stalled due to areas of unannexed property.
- Municipal ordinances, zoning codes, and building codes only apply to land annexed into the city.
- Development next to agriculture and rural residential properties can create conflicts (including but not limited to increased noise, traffic, flooding, erosion, road maintenance, odors, and pollution).
- City boundaries are haphazard and can create confusion or duplication of service providers.
Financial Impacts of Tax Levy and Annual Fee

- **Tax Levy**: The AVERAGE tax increase for a property in Sioux Falls with a median house value of $157,800* in all counties, townships, and school districts after annexation is estimated to be between 22% and 30%.

- **Street Maintenance Annual Fee**: For a property with 100’ frontage the annual fee is currently $100.00.

- **Storm Water Annual Fee**: For a residential property of one acre the annual fee is estimated to be $179.09**.

Notes:
*Median value of a house based on Owner-Occupied from US Census.gov 2011–2015 data.
**Based on 2016 rate charge.

State of South Dakota Programs:

- Sales or Property Tax Refund for Senior Citizens & Citizens with Disabilities 2015 Refund Application
- Assessment Freeze for Elderly and Disabled
- Property Tax Reduction from Municipal Taxes for the Elderly and Disabled
- Property Tax Homestead Exemption
- Property Tax Exemption for Paraplegic Veterans
- Property Tax Reduction for Paraplegics
City of Sioux Falls Property Tax 2016 Budget Usage

- Public Safety $0.46
- Highways & Streets $0.13
- Parks and Recreation $0.13
- Parks and Recreation $0.13
- General Government $0.12
- Library $0.06
- Transit $0.04
- Community Development $0.03
- Planning and Building Services $0.02
- Health $0.01

Engineering Design Standards (EDS)

- Standards maintain consistency throughout the municipality so that services are provided equally, efficiently, and effectively.
- Standards ensure a healthy and safe environment.
- Standards have been established for roads, utilities, lighting, and sidewalks constructed within the city.
- Standards are adopted via Resolution by City Council.
EDS – Urban Section Roadway

Cost estimate $226 (per foot per side)

Note: Urban section road cost estimate does include water, sewer, curb/gutter, storm collection, sidewalk, etc. installation

EDS – Rural Urban Section Roadway

Cost estimate $62.50 (per foot per side)

Note: Rural section road cost estimate does not include water and sewer installation
Rural Subdivision - Engineering Design Standards (EDS)

- Roadway serving subdivision required to be hard surfaced
- Driveways required to be hard surfaced
- Right-of-way minimum 60’ (80’ for collector streets)
- Access Easement minimum 26’ – Private Streets with hydrants
- Street width minimum 24’
- Road minimum to be 6” gravel with 4” asphalt
- Road ditch max 4:1 side slope
- Additional lanes can be required by engineering if traffic
- Naming and control signs approved by City

Public vs. Private Streets

Standards differ for public and private streets.

<table>
<thead>
<tr>
<th>Public Streets</th>
<th>Private Streets</th>
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<tbody>
<tr>
<td>Maintained by City</td>
<td>Maintained by area residents</td>
</tr>
<tr>
<td>Platted off separately from private property</td>
<td>Typically, contained within easements</td>
</tr>
<tr>
<td>Minimum standards set by EDS</td>
<td>Less minimum standards than public streets</td>
</tr>
<tr>
<td>Reconstruction costs paid by City</td>
<td>Reconstruction costs paid by area property owners</td>
</tr>
<tr>
<td>Most common type of street in Sioux Falls</td>
<td>Public water/sewer installed within easement area</td>
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Sanitary Sewer (Ch. 9) & Water (Ch. 10)

<table>
<thead>
<tr>
<th>Sanitary Sewer Requirements</th>
<th>Water Requirements</th>
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<tbody>
<tr>
<td>Minimum 8” main line</td>
<td>Minimum 16”-6” main line – depending on situation</td>
</tr>
<tr>
<td>5’ to 7’ underground (below any water lines)</td>
<td>Minimum 6’ underground</td>
</tr>
<tr>
<td>Maximum of 400’ between manholes</td>
<td>Hydrants Required 1,000’ – 500’ – depending on situation</td>
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<tr>
<td>Notice to connect within 5 years when property line is within 200’ of line (§53.015).</td>
<td>Notice to connect within 2 years after annexation or through agreement (§50.024).</td>
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<tr>
<td>Septic tank remediation options and agreements can be used to identify when notice would be given.</td>
<td>Rates for “Out” compared to “In” are approximately 2.4 times more.</td>
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