

Ridgestone Mobile Home Park

600 Lindbergh Street

TIMELINE

May 2017 to October 2018 – Multiple inspections of Ridgestone Mobile Home Park completed by the Rapid City Fire Department Division of Fire and Life Safety. Each inspection found twenty-five or more city ordinance violations. Ridgestone Mobile Home Park did not have an operating permit for the second half of 2017, the entirety of 2018, and the first half of 2019.

June 22, 2017 – Letter sent to one of property owners (Rand Williams) from the Rapid City Fire Department Division of Fire and Life Safety detailing that a second inspection of the manufactured home park had been completed, the park was still not up to minimum standards, and an operating permit could not be issued without the required corrections to bring the park up to minimum standards.

June 28, 2017 – Certified letter sent to property owners notifying them that the existing water service, meter pit and appurtenances were non-conforming and must be replaced. The City requested a course of action by August 25, 2017.

August 2, 2017 – Complaint filed for three lot numbering violations, three manufactured home skirting violations, two inoperable window violations, and one operating manufactured home park with junk, unlicensed vehicles, or nuisances violation.

October 16, 2017 – Rand Williams's attorney makes court appearance for initial appearance on city ordinance violations.

January 5, 2018 – Letter sent from the City Attorney's office to the property owner that they must contact the Attorney's Office by February 1, 2018 or the water service will be shut-off.

May 23, 2018 – Letter and e-mail sent to property owner identifying ordinances and authority of the City to require the system deficiencies to be repaired.

October 25, 2018 – Court trial for eight city ordinance violations. Rand Williams found guilty of six city ordinance violations and sentenced to pay total fines and costs of \$720.

October 24, 2019 – Certified letter sent to property owners detailing ordinances that are being violated, and requiring a course of action by January 15, 2020.

Property owner had been in touch with a private engineering firm, so a deadline for a course of action and executed contract was extended to February 1, 2020.

February 3, 2020 – An acceptable course of action was not given to the City by February 1, 2020. A certified letter was sent to the property owner outlining that tenants would be notified on February 6, 2020 that a shutoff was scheduled for April 8, 2020.

February 4, 2020 – Rand and Gayla Williams sign an agreement that they will submit plans to the City to replace the service line and the meter pit by April 1, 2020 and that they will construct a conforming water service to be completed by September 1, 2020. In exchange the City promised not to turn off the water so long as the Williams comply with the deadlines in the agreement.

April 1, 2020 – Property owner does not meet the deadline to submit plans to the City for the water service improvements.

May 12, 2020 – As a compromise, City sends letter to property owner with proposed amendment to the agreement to alter property owner's obligation to replace entirety of service line. City asked for a response from the property owner by May 18. No response was received.

June 2, 2020 – Property owner emailed proposing that he replace the water meter at his cost while deciding how to proceed with the remainder of his obligations.

The City rejected his water meter offer and asked for the property owner's plan to replace the meter pit. No answer was received.