



## Special Assessment Task Force

The Special Assessment Task Force is scheduled to meet in regular session every first and third Monday of the month at 3:30 p.m. in the Large Conference Room at Bismarck Public Works, 601 S 26th St, Bismarck, ND 58504.

1. Welcome And Introductions
2. Approval Of Minutes

Documents:

[SATF MINUTES 1-10-22.PDF](#)

3. Street Utility Fee Rate Structure Update

Documents:

[FEE STRUCTURE REVENUE SENSITIVITY ANALYSIS.PDF](#)

4. Discussion Of Possible Elements Of Future Ballot Language, Home Rule Charter Changes, And Policy Changes In Relation To Proposed Street Utility Fee And ND Century Code Authority And Requirements
5. Next Steps Discussion - Outreach To City Commission, SATF Member Constituents, And The Public.

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## Meeting Minutes

1/10/2022 - Minutes

1. Welcome And Introductions

2. Approval Of Minutes

Commissioner Splonskowski made a motion to approve as presented, Bill Dean seconded. All voted aye, M/C.

3. Present Rate Structure Combining The Stregge & Witham Models

City Engineer Gabe Schell gave an overview of his combined recommendation.

[HTTPS://BISMARCKND.GOV/DOCUMENTCENTER/VIEW/39611/RECOMMENDATIONS-220110-MEETING](https://bismarcknd.gov/documentcenter/view/39611/recommendations-220110-meeting)

During Discussion Kevin Stregge and Mike Schmitz voiced concerns that this proposal may be too similar with the same structure as former specials. Mr. Stregge stated that there needed to be more differentiation between low cost and luxury apartments.

Kate Herzog stated that this plan saves the city interest, Finance Director Dmitry Chernyak clarified that it would be 1 to 2 million dollars per year.

Jeremy Petron and Dustin Gawrylow both said that the rates for apartments and mobile home communities seemed fair.

Jamie Schmidt worried that this fee is adding new costs to tax payers and would be a difficult sell.

4. Next Steps Discussion

Ideas for next meeting discussed were as follows:

- Ballot Language Framework
- Polishing of formula
- Review of proposed rates with other taxing entities
- Open Public comment sessions
- Follow up on final concerns expressed in Mr. Schell's Plan



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OPPORTUNITY

Account Type	Revenue Split		
	40% Comm/ 60% Res	50% Comm/ 50% Res	60% Comm/ 40% Res
	Monthly Fee		
Condo/Apartment/ Manufactured Home	10.49	8.75	7.00
Residential	41.98	34.98	28.01
Commercial	136.14	170.17	204.21
Political Subs	Annual Revenue		
County	34,715	43,394	52,073
Municipal	554,625	693,282	831,938
Parks (parcels with and without buildings)	218,506	229,737	241,026
Schools (public)	157,648	197,059	236,471

	Assumptions
Revenue Requirement	20,000,000
Residential Cap of Median Lot Size	2X Base Fee
Commercial Cap of Median Lot Size (Exempt)	3X Base Fee
Commercial Cap of Median Lot Size (Non-Exempt)	10X Base Fee