



## Special Assessment Commission

The Bismarck Special Assessment Commission is scheduled to meet on Wednesday, September 7, 2023, at 3:00 PM in the 2nd Floor David Blackstead Conference Room, City/County Office Building, 221 North Fifth Street, Bismarck, North Dakota.

### Commission:

- Joe Ibach, Chairman
- John Lundby, Member
- Tammy Dolan, Member

### City Staff:

- Gabe Schell, City Engineer
- Dmitriy Chernyak, Director of Finance
- Tyson Lund, Comptroller
- Linda Oster, Assistant City Engineer
- Katie Petrou, Accountant

### Objective:

To hold public hearing on objections, if any, to special assessment improvement districts. Prior to this hearing, subject assessment lists have been published once each week for two consecutive weeks.

### SPECIAL ASSESSMENT COMMISSION MEETING

#### 1. Introduction

Introduction of Special Assessment Commission Members and City Staff

#### 2. Consider Approval Of Minutes Of The Meeting On August 16, 2023

Documents:

[08-16-23 MINUTES \(UNAPPROVED\).PDF](#)

#### 3. Review Of And Hearings On Improvement Districts

##### A. Street Improvement District No. 557

- Nature of Improvements: Construct New Pavement
  - \*\*\*Unit #1: Brookside Place – Brookside Lane to cul-de-

sac

- Assessment: Per square foot Commercial: \$1.1518
- Term: 15 years
- Total Assessed and Financed: \$183,721.86

B. Street Improvement District No. 559

- Nature of Improvements: Reconstruct with 70% subsidy applied and Resurface with 25% subsidy applied
  - \*\*\*Unit #1:
    - Eagle Crest Loop – Talon Road to 400' west of Golden Eagle Lane
    - Talon Road – 150' east of Marsh Hawk Drive to Golden Eagle Lane
  - \*\*\*Unit #2:
    - Boulder Ridge Road – Granite Drive (S) to NE 43rd Avenue
    - Feldspar Drive – Slate Drive to 150' east of Boulder Ridge Road
    - Granite Drive – Slate Drive to 150' north of Boulder Ridge Road
    - Medora Avenue – Washington Street to Boulder Ridge Road
    - Quarry Lane – Boulder Ridge Road to 150' east
    - Slate Drive – Washington Street to 150' east of Boulder Ridge Road
  - \*\*\*Unit #3:
    - Chevelle Circle – Daytona Drive to Cul-de-sac
    - Daytona Drive – East Valley Drive to 100' south of Chevelle Circle
    - East Valley Drive – Tyler Parkway to 125' south of Longhorn Drive
    - Round Top Road – East Valley Drive to 250' west
  - \*\*\*Unit #4:
    - 20th Street – Capitol Avenue to Kennedy Avenue
    - 21st Street – Grant Drive to Kennedy Avenue
    - 22nd Street – Grant Drive to Kennedy Avenue
    - 23rd Street – Capitol Avenue to Divide Avenue

- 26th Street – 100' north of Grant Drive to Divide Avenue
- Adams Lane – 23rd Street to Cul-de-sac
- Capitol Avenue - 19th Street to 26th Street
- Coolidge Avenue – 22nd Street to 26th Street
- Grant Drive – 19th Street to 26th Street
- Harding Avenue – Grant Drive to 26th Street
- Hoover Avenue – 22nd Street to 26th Street
- Jackson Avenue – Capitol Avenue to Grant Drive
  
- \*\*\*Unit #5:
  - Washington Street – Calgary Avenue to Century Avenue
  
- \*\*\*Unit #6:
  - 1st Street – Rosser Avenue to Main Avenue
  - 2nd Street – Rosser Avenue to Main Avenue
  - Broadway Avenue – Washington Street to 3rd Street
  - Mandan Street – Rosser Avenue to Main Avenue
  - Rosser Avenue – Washington Street to 3rd Street
  - Thayer Avenue – Washington Street to 3rd Street
  - Alley between 1st Street and 2nd Street – Thayer Avenue to Broadway Avenue
  - Alley between 1st Street and 2nd Street – Broadway Avenue to 150' south
  - Alley between 2nd Street and 3rd Street – Broadway Avenue to 150' south
  - Alley between Broadway Avenue and Main Avenue – Mandan Street to 350' west
  - Alley between Broadway Avenue and Main Avenue – Mandan Street to 1st Street
  - Alley between Broadway Avenue and Main Avenue – 1st Street to 2nd Street
  - Alley between Broadway Avenue and Main Avenue – 2nd Street to 3rd Street
  
- \*\*\*Unit #7:
  - Avenue A – 3rd Street to 6th Street

- Avenue B – 3rd Street to 7th Street
- Avenue D – 4th Street to 7th Street
- Avenue E – 3rd Street to 9th Street
- Avenue F – 3rd Street to 9th Street
- 5th Street – Boulevard Avenue to Rosser Avenue
- 6th Street – Boulevard Avenue to Rosser Avenue
- 8th Street – Boulevard Avenue to Avenue E
- Alley between 4th Street and 5th Street – Boulevard Avenue to Avenue F
- Alley between 4th Street and 5th Street – Avenue E to Avenue D
- Alley between 4th Street and 5th Street – Avenue B to Rosser Avenue
- Alley between 5th Street and 6th Street – 170' north of Avenue F to Avenue F
- Alley between 5th Street and 6th Street – Avenue F to Avenue E
- Alley between 5th Street and 6th Street – Avenue E to Avenue D
- Alley between 5th Street and 6th Street – Avenue A to Rosser Avenue
- Alley between 6th Street and 7th Street – Boulevard Avenue to Avenue B
- Alley between 7th Street and 8th Street – Boulevard Avenue to Avenue F
- Alley between 8th Street and 9th Street – Boulevard Avenue to Avenue E
  
- \*\*\*Unit #8:
  - Alley between 5th Street and 6th Street – Avenue D to Avenue C
  - Alley between 7th Street and 8th Street – Avenue F to Avenue E
  
- \*\*\*Unit #9:
  - 16th Street – Divide Avenue to Broadway Avenue
  
- \*\*\*Unit #10:
  - 33rd Street – Baltus Drive to 100' north of Crocus Avenue

- 35th Street – Divide Avenue to Crocus Avenue
- Baltus Drive – 33rd Street to 35th Street
- Eastside Place – 33rd Street to Cul-de-sac
- Horseman Loop – Vantassel Drive to 33rd Street
- Horseman Place – Horseman Loop to Cul-de-sac
- Shannon Drive – 33rd Street to 35th Street
- Sharloh Loop – 35th Street (N) to 35th Street (S)
- Sharloh Place – 35th Street to Cul-de-sac
- Sleepy Hollow Loop – Baltus Drive to 33rd Street (S)
- Sorrento Circle – Shannon Drive to Cul-de-sac
- Sorrento Place – Shannon Drive to Cul-de-sac
- Stoney Lane – Sleepy Hollow Loop to Vantassel Drive
- Vantassel Drive – 33rd Street to 250' west of Stoney Lane

- Assessment:

- Street Maintenance per square foot Commercial: \$.5739
- Street Maintenance per lot Residential: \$2,454.52
- Alley Maintenance per square foot Commercial: \$.0960
- Alley New Pavement Unit #7 per square foot Commercial: \$.4463
- Alley New Pavement Unit #7 per lot Residential: \$1,561.83
- Alley New Pavement Unit #8 per square foot Commercial: \$.9003
- Alley New Pavement Unit #8 per lot Residential: \$3,345.37

- Term: 7 years

- Total Assessed and Financed: \$6,422,381.34

### C. Street Improvement District No. 560

- Nature of Improvements: Scrub Seal Project with 25% Subsidy applied

- \*\*\*Unit #1:
  - Bethany Loop – Jericho Road (W) to Jericho Road (E)
  - French Street – Greensboro Drive to 200' north of Jericho Road

- Greensboro Drive – Jericho Road to Centennial Road
- Jericho Road – French Street to Centennial Road
- Joppa Street – Greensboro Drive to Jericho Road
- Jordan Street – Greensboro Drive to Jericho Road
- Leichty Place – Calgary Avenue to Jericho Road
  
- \*\*\*Unit #2:
  - Avenue A – Fraine Barracks Drive to Berreth Street
  - Berreth Street – Sunset Place to Missouri Avenue
  - Center Street – Missouri Avenue to Main Avenue
  - Fraine Barracks Drive – Avenue A to 135' south
  - Missouri Avenue – Shirley Street to Center Street
  - Shirley Street – Avenue A to Missouri Avenue
  - Sunset Place – Sunset Place to Missouri Avenue
  
- \*\*\*Unit #3:
  - 11th Street – 12th Street to Porter Avenue
  - 12th Street – 12th Street to Boulevard Avenue
  - Braman Avenue – 11th Street to 125' east of 12th Street
  - Porter Avenue – 125' west of 11th Street to 125' east of 12th Street
  
- \*\*\*Unit #4:
  - 27th Street – Valley View Avenue to Cul-de-sac
  - 28th Street – Morningside Street to Valley View Avenue
  - 29th Street – Hillview Avenue to Valley View Avenue
  - Hillview Avenue – 28th Street to 29th Street
  - Morningside Street – Street to Valley View Avenue

- \*\*\*Unit #5:
  - 8th Street – Front Avenue to Bowen Avenue
  - 10th Street – Front Avenue to 350' south of Michigan Avenue
  - 11th Street – Front Avenue to 350' south of Michigan Avenue
  - Bowen Avenue – 7th Street to Airport Road
  - Indiana Avenue – 9th Street to 12th Street
  - Ingals Avenue – 11th Street to 12th Street
  - Michigan Avenue – 10th Street to 12th Street
  - Sweet Avenue – 7th Street to 12th Street

- Assessment:
  - Per square foot Commercial: \$.1827
  - Per lot Residential: \$830.23
- Term: 3 years
- Total Assessed and Financed: \$892,183.67

D. Street Improvement District No. 561

- Nature of Improvements: Pavement Resurfacing with 25% Subsidy applied
  - \*\*\*Unit #1:
    - 52nd Street – Miriam Avenue to 1800' north
    - Miriam Avenue – 52nd Street to 3000' west
- Assessment: Per square foot Commercial: \$.0301
- Term: 7 years
- Total Assessed and Financed: \$382,032.96

E. Street Improvement District No. 569

- Nature of Improvements: Construct New Pavement
  - \*\*\*Unit #1:
    - Trenton Addition
- Assessment: Per square foot Commercial: \$2.8303
- Term: 15 years
- Total Assessed and Financed: \$1,094,944.37

**Assessment Basis**

- \*Based on square feet:
  - Residential @ 1.0 factor

- Commercial @ 2.0 factor

- \*\*\*Based on Per Lot:

- Residential @ 1.0 factor

- Commercial @ 2.0 factor

4. Confirmation Of Assessment Lists

5. Next Meeting

6. Adjournment

**SPECIAL ASSESSMENT COMMISSION MEETING**  
**August 16, 2023**

08/16/2023

**MEMBERS PRESENT** Joe Ibach, Chairman; Members: John Lundby and Tammy Dolan

**CITY STAFF PRESENT** Gabe Schell, City Engineer; Linda Oster, Assistant City Engineer; Tyson Lund, Comptroller; Katie Petrou, Accountant; Dmitriy Chernyak, Director of Finance; Susan Ronning, Accountant; Heidi Belohlavek, Engineering Technician

**CALL TO ORDER**

Chairman Ibach called the meeting to order at 3:00 p.m.

**APPROVAL OF MINUTES**

Commissioner Lundby motioned to approve the September 15<sup>th</sup>, 2022, minutes. Commissioner Dolan seconded. All members voted Aye. The motion carried.

**PURPOSE OF MEETING**

To hold public hearing on objections, if any, to special assessment improvement districts. Prior to this hearing, subject assessment lists have been published once each week for two consecutive weeks and published to the city website.

**CONFIRMATION OF ASSESSMENT LISTS**

**A. SEWER IMPROVEMENT DISTRICT No. 580**

Nature of Improvements: Construct Local Storm Sewer

\*Unit #1: Promontory Point Sixth and Seventh Additions  
Assessment: Per square foot Residential: \$.6388

Term: 15 years

Total Assessed  
and Financed: \$427,994.58

**B. SEWER IMPROVEMENT DISTRICT No. 581**

Nature of Improvements: Construct Local Storm Sewer

\*Unit #1: Smette Bend  
Assessment: Per square foot Residential: \$.8149

\*Unit #2: Koenig Drive  
Assessment: Per square foot Residential: \$.5130

Term: 15 years

Total Assessed  
and Financed: \$528,373.36

**C. STREET IMPROVEMENT DISTRICT No. 545**

Nature of Improvements: Construct New Pavement and Storm Sewer

\*\*\*Unit #1: Bodine Lane – Brynhild Drive to Silbernagel Drive  
Brynhild Drive – Welder Avenue to Davies Drive  
Davies Drive – 180' west of Silver Boulevard to 150' east of Silbernagel Drive, Welder Avenue to 130' south  
Hample Drive – Welder Avenue to 170' north  
Keebler Drive – Welder Avenue to 180' north  
Peggy Lee Lane – Silver Boulevard to 125' west  
Silbernagel Drive – 150' north of Bodine Lane to 43<sup>rd</sup> Avenue  
Silver Boulevard – 180' north of Welder Avenue to 43<sup>rd</sup> Avenue  
Theodore Lane – Brynhild Drive to Silbernagel Drive

**SPECIAL ASSESSMENT COMMISSION MEETING**  
**August 16, 2023**

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Welder Avenue – 52<sup>nd</sup> Street to 115' east of Brynhild Drive  
Assessment: Per lot Residential: \$15,989.85  
Per square foot Commercial: \$1.7838

Term: 15 years

Total Assessed  
and Financed: \$3,583,913.92

**D. STREET IMPROVEMENT DISTRICT No. 555**

Nature of Improvements: Concrete Pavement Repair Project

\*\*\*Unit #1: 4<sup>th</sup> Street – Main Avenue to Thayer Avenue  
5<sup>th</sup> Street – Main Avenue to Thayer Avenue  
6<sup>th</sup> Street – Main Avenue to Rosser Avenue  
Broadway Avenue – 4<sup>th</sup> Street to 6<sup>th</sup> Street  
Thayer Avenue – 3<sup>rd</sup> Street to 6<sup>th</sup> Street  
Assessment: Per square foot Commercial: \$1.3634

Term: 10 years

Total Assessed  
and Financed: \$800,632.39

**E. STREET IMPROVEMENT DISTRICT No. 556**

Nature of Improvements: Construct New Pavement

\*\*\*Unit #1: Wrangler Lane – 445' north of Valley Drive to Frisco Way  
Frisco Way – 425' north of Valley Drive to 150' east of Clairmont Road  
Clairmont Road – 180' north of Frisco Way to McLintock Drive  
McLintock Drive – Clairmont Road to 160' south of Clairmont Road  
Assessment: Per lot Residential: \$24,607.96

Term: 15 years

Total Assessed  
and Financed: \$738,238.93

**F. STREET IMPROVEMENT DISTRICT No. 562**

Nature of Improvements: Construct New Pavement

\*\*\*Unit #1: Steel Street – 135' south of Titanium Drive to 100' north of Gold Drive  
Platinum Street – 135' south of Titanium Drive to 100' north of Gold Drive  
Gold Drive – Platinum Street (N) to 415' east of Platinum Street (N)  
Assessment: Per lot Residential: \$11,190.32

Term: 15 years

Total Assessed  
and Financed: \$509,159.64

**G. STREET IMPROVEMENT DISTRICT No. 563**

Nature of Improvements: Construct New Pavement and Storm Sewer

\*\*\*Unit #1: Flint Drive – 75' north of Shale Drive to 57<sup>th</sup> Avenue NE  
Marble Drive – Flint Drive to 290' west of Calvert Drive  
Assessment: Per lot Residential: \$10,690.52

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Per square foot Commercial: \$2.0151

Term: 15 years

Total Assessed  
and Financed: \$628,217.72

**H. STREET IMPROVEMENT DISTRICT No. 565**

Nature of Improvements: Construct New Pavement

\*\*\*Unit #1: Holmes Drive – 160' west of Koenig Drive to 160' east of Koenig Drive  
Fettig Drive – 160' west of Koenig Drive to 160' east of Koenig Drive  
Koenig Drive – Holmes Drive to 100' south of Fettig Drive  
Smette Bend – 100' east of Hermanson Drive to 150' south of Holmes Drive  
Holmes Drive – 550' east of Hermanson Drive to Smette Bend  
Assessment: Per lot Residential: \$17,255.32

Term: 15 years

Total Assessed  
and Financed: \$811,000.21

**I. STREET IMPROVEMENT DISTRICT No. 566**

Nature of Improvements: Construct New Pavement and Storm Sewer

\*\*\*Unit #1: Crested Butte Road – 100' south of Limited Lane to 64<sup>th</sup> Avenue NW  
Heritage Ridge Road – 120' north of Limited Lane to Crested Butte Road  
Collective Lane – 170' west of Community Loop to Heritage Ridge Road  
Limited Lane – 185' west of Heritage Ridge Road to Crested Butte Road  
Assessment: Per lot Residential: \$16,579.51

Term: 15 years

Total Assessed  
and Financed: \$820,685.96

**J. STREET IMPROVEMENT DISTRICT No. 568**

Nature of Improvements: Construct New Pavement

\*\*\*Unit #1: Baltimore Drive – Santa Fe Avenue to 130' north of Lennox Drive  
Peach Tree Lane – Baltimore Drive to 180' east  
Kamrose Drive – 520' north of Rutland Drive to 115' west of Peach Tree Drive  
Kamrose Drive – 200' east of Peach Tree Drive to 285' west of Boston Drive  
Assessment: Per lot Residential: \$8,142.46  
Per square foot Commercial: \$1.3969

Term: 15 years

Total Assessed  
and Financed: \$1,089,621.53

**K. CONTINUOUS DISTRICTS**

Nature of Improvements: Park, Rural Roads and Storm Sewer Fees assessed to property that was outside of the city limits at the time of construction. The districts are for the parcel's share of the cost in established special assessment districts that the parcel would have been assessed had the parcel been annexed at the time the district was created.

\*Park Improvement District No. 200 (47 parcels) \$72,397.07  
\*Storm Sewer Improvement District No. 100 (1 parcel) \$474.73

**SPECIAL ASSESSMENT COMMISSION MEETING  
August 16, 2023**

08/16/2023

Term: 15 years

**Assessment Basis**

\*Based on square feet: Residential @ 1.0 factor  
Commercial @ 2.0 factor

\*\*\*Based on Per Lot: Residential @ 1.0 factor  
Commercial @ 2.0 factor

**QUESTIONS AND COMMENTS**

Gabe commented that most districts in this meeting were new construction apart from SI555. SI555 was significantly funded by federal aid which explains the cost difference between the districts.

Commissioner Lundby asked if there were any protests. Gabe stated that the new construction districts are developer related and petitioned for the City and SI555 had a significant amount of public participation due to federal funding. Linda confirmed only one protest letter was received for SI555.

**APPROVAL OF ASSESSMENT LIST**

Commissioner Lundby motioned to approve the balance of the special assessment districts on the agenda as present. Commissioner Dolan seconded. All members voted Aye. The motion carried.

**ADJOURNMENT**

Commissioner Lundby motioned to adjourn the meeting. The motion was seconded by Commissioner Dolan. The meeting was adjourned by Chairman Ibach at 3:04 p.m.

