



## Special Assessment Commission

The Bismarck Special Assessment Commission is scheduled to meet on Wednesday, August 16, 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 September 15, 2022

Documents:

[09-15-22 MINUTES \(UNPPROVED\).PDF](#)

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

##### 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 43rd Avenue
    - Silver Boulevard – 180' north of Welder Avenue to 43rd Avenue
    - Theodore Lane – Brynhild Drive to Silbernagel Drive
    - Welder Avenue – 52nd 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:
    - 4th Street – Main Avenue to Thayer Avenue
    - 5th Street – Main Avenue to Thayer Avenue
    - 6th Street – Main Avenue to Rosser Avenue
    - Broadway Avenue – 4th Street to 6th Street
    - Thayer Avenue – 3rd Street to 6th 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 57th Avenue NE
    - Marble Drive – Flint Drive to 290' west of Calvert Drive
- Assessment:
  - Per lot Residential: \$10,690.52
  - 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 64th 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
  - 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

4. Confirmation Of Assessment Lists

5. Next Meeting

6. Adjournment