

Agenda

Special Assessment Commission

3:00 pm August 19, 2020
City/County Office Building
First Floor Conference Room

Commission:

Joe Ibach, Chairman
Rick Lee, Member
Keith Ulmer, Member

City Staff:

Gabe Schell, City Engineer
Eric Lund, Acting Comptroller
Dmitriy Chernyak, Director of Finance
Linda Oster, Design and Construction Engineer
Tawny Wagner, Financial Analyst

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.

Agenda Items

- I. **INTRODUCTION**
Introduction of Special Assessment Commission Members and City Staff
- II. **CONSIDER APPROVAL OF MINUTES OF THE MEETING ON SEPTEMBER 12, 2019.**
- III. **REVIEW OF AND HEARINGS ON IMPROVEMENT DISTRICTS**
 - A. **STREET IMPROVEMENT DISTRICT NO. 525**
Nature of Improvements: Reconstruct with 70% Subsidy Applied and Resurface with 25% Subsidy Applied
***Unit #1: Eagle Crest Loop – Ash Coulee Drive to 390' west of Golden Eagle Lane
Golden Eagle Lane – Ash Coulee Drive to Eagle Crest Loop

***Unit #2: La Corte Loop – Seneca Drive to Pointe Loop (E)
La Corte Place – Pointe Loop to cul-de-sac
Pointe Loop – 43rd Avenue to La Corte Loop (E)
Pointe Place – Pointe Loop to cul-de-sac
Seneca Circle – Seneca Drive to cul-de-sac
Seneca Drive – 155' north La Corte Loop to 26th Street

***Unit #3: Daytona Drive – Impala Lane to 130' north of Thunderbird Lane
 Thunderbird Lane – Daytona Drive (N) to Daytona Drive (S)

***Unit #4: 15th Street – Century Avenue to Mapleton Avenue
 Arizona Drive – Century Avenue to 790' north
 Iowa Lane – Century Avenue to 325' north
 Mapleton Avenue – 14th Street to 19th Street
 Ohio Street – Century Avenue to Mapleton Avenue
 Utah Drive – 125' east of Iowa Lane to cul-de-sac

***Unit #5: North Colorado Drive – Illinois Drive to 680' west
 East Colorado Drive – Illinois Drive to Nebraska Drive
 Illinois Drive – Century Avenue to 597' north of East Colorado Drive
 Montana Drive – East Colorado Drive to Florida Drive
 Nebraska Drive – Century Avenue to 400' north of East Colorado Drive
 Wisconsin Drive – East Colorado Drive to 575' north

***Unit #6: Fairfax Loop – Kost Drive (N) to Kost Drive (S)
 Fairfax Place – Fairfax Loop to cul-de-sac
 Kost Drive – Roosevelt Drive to Century Avenue
 Kost Place – Kost Drive to cul-de-sac
 Northrop Drive – Fairfax Loop to 170' north

***Unit #7: 5th Street – Sweet Avenue to 360' south of Bowen Avenue
 Bowen Avenue – 3rd Street to 7th Street

***Unit #8: 6th Street – Interstate Avenue to Commons Avenue
 7th Street – Interstate Avenue to Commons Avenue
 Commons Avenue – 6th Street to 7th Street

***Unit #9: 33rd Street – Divide Avenue to Baltus Drive
 Baltus Drive – Sleepy Hollow Loop to 33rd Street
 Crane Drive – Divide Avenue to Sleepy Hollow Loop
 Sleepy Hollow Loop – Baltus Drive to 33rd Street
 Tarry Town Place – 33rd Street to cul-de-sac

***Unit #10: Industrial Drive – Divide Avenue to cul-de-sac

***Unit #11: Atlanta Drive – East Omaha Drive to 3rd Street
 Billings Drive – Reno Avenue to Wachter Avenue
 Billings Drive – Washington Street to San Diego Drive
 Oakland Drive – Portland Drive (N) to Wachter Avenue
 Oakland Drive – San Diego Drive to Billings Drive
 Houston Drive – East Omaha Drive to Wachter Avenue
 East Omaha Drive – Omaha Drive to Houston Drive (S)
 Omaha Drive – 3rd Street to Houston Drive
 Pocatello Drive – Reno Avenue to Oakland Drive
 Portland Drive – Reno Avenue to Oakland Drive (S)
 Tucson Avenue – Oakland Drive to Omaha Drive
 Wichita Drive – 3rd Street to Pocatello Drive

Assessment: Per square foot Commercial: \$.3094
 Per lot Residential: \$2,795.16

Term: 7 years

Total Assessed
 and Financed: \$3,917,414.67

B. STREET IMPROVEMENT DISTRICT NO. 526

Nature of Improvements: Concrete Pavement Repair Project with 25% Subsidy Applied

***Unit #1: East Century Avenue – 4th Street to State Street

Assessment: Per square foot Commercial: \$0.2856
Per lot Residential: \$28,902.10

Term: 10 years

Total Assessed
and Financed: \$537,989.24

C. STREET IMPROVEMENT DISTRICT NO. 527

Nature of Improvements: Scrub Seal Project with 25% Subsidy Applied

***Unit #1: Apollo Avenue – Washington Street to Mercury Drive
Astronaut Drive – Telstar Drive to Interstate Avenue
Atlas Drive – Apollo Avenue to Astronaut Drive
Independence Avenue – Washington Street cul-de-sac
Interstate Avenue – Washington Street to 8th Street
Lunar Lane – Telstar Drive to 4th Street
Mercury Lane – Independence Avenue to Astronaut Drive
Nova Drive – Saturn Drive to 4th Street
Ontario Lane – Century Avenue to Independence Avenue
Redstone Drive – Atlas Drive to Interstate Avenue
Saturn Drive – Astronaut Drive to 4th Street
Telstar Drive – Mercury Lane to 4th Street

***Unit #2: Burnside Drive – Turnbow Lane to Roosevelt Drive
Meade Circle – Turnbow Lane to cul-de-sac
Roosevelt Drive – Century Avenue to 270' north of Burnside Drive
Sheridan Circle – Turnbow Lane to cul-de-sac
Stonewall Drive – Century Avenue to 175' north of Turnbow Lane
Turnbow Lane – Stonewall Drive to Roosevelt Drive

Assessment: Per square foot Commercial: \$0.1868
Per lot Residential: \$981.55

Term: 3 years

Total Assessed
and Financed: \$453,126.41

D. STREET IMPROVEMENT DISTRICT NO. 528

Nature of Improvements: Pavement Resurfacing with 25% Subsidy Applied

***Unit #1: Main Avenue – 26th Street to Expressway Avenue

Assessment: Per square foot Commercial: \$0.1297

Term: 7 years

Total Assessed
and Financed: \$492,852.15

E. CONTINUOUS DISTRICTS

Nature of Improvements: 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.

*Storm Sewer Improvement District No. 100 (113 parcels)	\$47,243.05
*Street Improvement District No. 100 (1 parcel)	\$15,824.33

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

IV. CONFIRMATION OF ASSESSMENT LISTS

V. NEXT MEETING

VI. ADJOURNMENT