

Agenda

Special Assessment Commission

3:00 pm September 14, 2021
City/County Office Building
First Floor Conference Room

Commission:

Rick Lee, Chairman
Joe Ibach, Member
John Lundby, Member

City Staff:

Gabe Schell, City Engineer
Dmitriy Chernyak, Director of Finance
Tyson Lund, Comptroller
Linda Oster, Design and Construction Engineer
Tawny Wagner, Financial Analyst
Susan Ronning, 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 AUGUST 18, 2021.

III. REVIEW OF AND HEARINGS ON IMPROVEMENT DISTRICTS

A. STREET IMPROVEMENT DISTRICT NO. 531

Nature of Improvements: Reconstruct with 70% subsidy applied and Resurface with 25% subsidy applied

***Unit #1:

Buckskin Avenue – Longhorn Drive to 130' east
Eagles View Lane – High Creek Road to Cul-De-Sac
Eagles View Place – Eagles View Lane to Cul-De-Sac
High Creek Road – Valley Drive to 80' south of Eagles View Lane
Longhorn Drive – Valley Drive to 135' south of Saddle Ridge Drive
Mustang Drive – Valley Drive to 575' east
Saddle Ridge Road – Longhorn Drive to Cul-De-Sac
Valley Drive – 30' south of Stagecoach Circle to 120' south of Longhorn Drive

***Unit #2:

Valley Drive – Tyler Parkway to 209' west of Mesquite Loop (W)

- ***Unit #3: 9th Street – Capitol Avenue to Central Avenue
 11th Street – Capitol Avenue to Divide Avenue
 Constitution Drive – 9th Street to Central Avenue
 Central Avenue – 9th Street to Owens Avenue
 Owens Avenue – 9th Street to 11th Street
- ***Unit #4: Mandan Street – Cherokee Avenue to Sioux Avenue
 1st Street – Mandan Street to Sioux Avenue
 Meredith Drive – Divide Avenue to Arikara Avenue
 2nd Street – Divide Avenue to Arikara Avenue
 Apache Street – Divide Avenue to 2nd Street
 Mohawk Street – Divide Avenue to Teton Avenue
 3rd Street – Divide Avenue to Boulevard Avenue
 Osage Avenue – Washington Street to Meredith Drive
 Cherokee Avenue – Washington Street to Meredith Drive
 Teton Avenue – Meredith Drive to 4th Street
 Cheyenne Avenue – 2nd Street to 3rd Street
 Arikara Avenue – Washington Street to 4th Street
 Seminole Avenue – Mandan Street to 1st Street
 Sioux Avenue – Washington Street to Boulevard Avenue
 Alley between 3rd Street and 4th Street – Arikara Avenue to Boulevard Avenue
- ***Unit #5: Alley between 3rd Street and 4th Street – Divide Avenue to Teton Avenue
 Alley between 3rd Street and 4th Street – Teton Avenue to Arikara Avenue
- ***Unit #6: 20th Street – Divide Avenue to Laforest Avenue
 21st Street – Harmon Avenue to Laforest Avenue
 22nd Street – Divide Avenue to Laforest Avenue
 23rd Street – Divide Avenue to 22nd Street
 Vista Lane – Laforest Avenue to Boulevard Avenue
 Northview Lane – Divide Avenue to Boulevard Avenue
 Crestview Lane – Cul-De-Sac to Boulevard Avenue
 Ridgeview Lane – Cul-De-Sac to Boulevard Avenue
 26th Street – Divide Avenue to Valley View Avenue
 Divide Avenue – 19th Street o Volk Drive
 Harmon Avenue – 20th Street to 22nd Street
 Rolling Drive – 23rd Street to Cul-De-Sac
 Laforest Avenue – 23rd Street to Crestview Lane
 Boulevard Avenue – 22nd Street to 26th Street
 Hillside Terrace – Boulevard Avenue to Cul-De-Sac
 Hillview Avenue – Boulevard Avenue to 26th Street
- ***Unit #7: 8th Street – Avenue C to Rosser Avenue
 8th Street – Thayer Avenue to Broadway Avenue
 Avenue C – 5th Street to 9th Street
 Avenue B – 7th Street to 9th Street
 Avenue A – 8th Street to 9th Street
 Thayer Avenue – 7th Street to 9th Street
 Alley between 7th Street and 8th Street – Avenue C to Avenue B
 Alley between 7th Street and 8th Street – Avenue B to 250' south of Avenue B
 Alley between 8th Street and 9th Street – Avenue B to Avenue A
 Alley between 8th Street and 9th Street – Avenue A to 100' south
- ***Unit #9: Columbia Drive – 7th Street to Atlanta Drive
 Albany Drive – Denver Avenue to Richmond Drive
 7th Street – Bismarck Expressway to Denver Avenue
 7th Street – Bozeman Drive to 7th Street
 7th Street – Denver Avenue to Columbia Drive
 Richmond Drive – Denver Avenue to Atlanta Drive
 Bozeman Drive – Denver Avenue to 7th Street

Lansing Drive – Cul-De-Sac to 7th Street
Denver Avenue – 3rd Street to University Drive
Tulsa Drive – 3rd Street to Columbia Drive
Concord Drive – 7th Street to Richmond Drive

Assessment: Street Maintenance per square foot Commercial: \$.3447
Street Maintenance per lot Residential: \$2,206.23
Alley Maintenance per square foot Commercial: \$.3676
Alley Maintenance per lot Residential: \$923.08
Alley New Pavement per square foot Commercial: \$.6171
Alley New Pavement per lot Residential: \$2,121.31

Term: 7 years

Total Assessed
and Financed: \$4,874,537.36

B. STREET IMPROVEMENT DISTRICT NO. 535

Nature of Improvements: City-wide Street Lighting

***Unit #1: Crest Road – 120' west of High Creek Road to 160' west of Crest Place
Crest Place – Crest Road to Cul-De-Sac
Assessment: Per lot Residential: \$1,872.35

***Unit #2: Harp Hawk Drive – 125' east of Grey Hawk Lane to Marsh Hawk Drive
Talon Road – Marsha Hawk Drive to 150' east
Prairie Hawk Drive – 135' east of Grey Hawk Lane to Marsh Hawk Drive
Marsh Hawk Drive – Harp Hawk Drive to Prairie Hawk Drive
Assessment: Per lot Residential: \$1,712.05

***Unit #3: Greenfield Land – Washington Street to Saints Drive
Assessment: Per square foot Commercial: \$.0438

***Unit #4: Mica Drive – 110' east of Basalt Drive to Flint Drive
Jasper Drive – Mica Drive to 250' south
Flint Drive – 225' north of Mica Drive to Normandy Street
Normandy Street – 150' south of Flint Drive to 250' north of Flint Drive
Assessment: Per lot Residential: \$2,359.62

***Unit #5: 57th Avenue NE – 135' east of US Highway 83 to 19th Street
19th Street – 57th Avenue NE to 50' south of Elbowoods Lane
Assessment: Per square foot Commercial: \$.0443

***Unit #6: Shiloh Drive – 670' east of 19th Street to 940' east of 19th Street
Assessment: Per front foot Commercial: \$19.12

***Unit #7: Revere Drive – Bismarck Expressway to 230' west of Hancock Drive
Assessment: Per front foot Commercial: \$15.84

***Unit #8: Miriam Avenue – 420' east of Channel Drive to Channel Drive
Channel Drive – Miriam Avenue to Global Drive
Assessment: Per square foot Commercial: \$.0228

***Unit #9: Cessna Avenue – Piper Street to Airport Road
Piper Street – 190' south of Continental Avenue to Basin Avenue
Assessment: Per square foot Commercial: \$.0842

Term: 10 years

Total Assessed
and Financed: \$404,785.83

C. STREET IMPROVEMENT DISTRICT NO. 539

Nature of Improvements: Construct New Pavement

***Unit #1: N 26th Street – 80' north of Grant Drive to E Capitol Avenue

Assessment: Per lot Residential: \$12,079.67

Term: 15 years

Total Assessed
and Financed: \$286,892.15

D. SANITARY SEWER IMPROVEMENT DISTRICT NO. 577

Nature of Improvements: Sanitary Sewermain Extensions

***Unit #1: N 26th Street – 80' north of Grant Drive to E Capitol Avenue

Assessment: Per lot Residential: \$9,911.27

Note: BPRD had additional grading assessed to only their parcels and the per lot
for Parks' parcels is: \$20,887.03

Term: 15 years

Total Assessed
and Financed: \$305,854.02

E. WATER IMPROVEMENT DISTRICT NO. 333

Nature of Improvements: Watermain Extensions

***Unit #1: N 26th Street – 80' north of Grant Drive to E Capitol Avenue

Assessment: Per lot Residential: \$9,441.79

Note: BPRD had additional grading assessed to only their parcels and the per lot
for Parks' parcels is: \$20,417.56

Term: 15 years

Total Assessed
and Financed: \$295,525.58

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