

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

Lansing Drive – Cul-De-Sac to 7<sup>th</sup> Street  
Denver Avenue – 3<sup>rd</sup> Street to University Drive  
Tulsa Drive – 3<sup>rd</sup> Street to Columbia Drive  
Concord Drive – 7<sup>th</sup> 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: 57<sup>th</sup> Avenue NE – 135' east of US Highway 83 to 19<sup>th</sup> Street  
19<sup>th</sup> Street – 57<sup>th</sup> Avenue NE to 50' south of Elbowoods Lane  
Assessment: Per square foot Commercial: \$.0443

\*\*\*Unit #6: Shiloh Drive – 670' east of 19<sup>th</sup> Street to 940' east of 19<sup>th</sup> 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 26<sup>th</sup> 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 26<sup>th</sup> 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 26<sup>th</sup> 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**