

# Agenda

# Special Assessment Commission

3:00 pm September 18, 2018  
City/County Office Building  
First Floor Conference Room

## Commission:

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

## City Staff:

Gabe Schell, City Engineer  
Jennifer Scheet, Comptroller  
Sheila Hillman, Director of Finance  
Linda Oster, Design and Construction Engineer  
Cassandra Trhlik, 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 5, 2018

### III. REVIEW OF AND HEARINGS ON IMPROVEMENT DISTRICTS

#### A. STREET IMPROVEMENT DISTRICT NO. 512

Nature of Improvements: Hard Surface Reconstruct

\*\*\*Unit #1: Lincoln Avenue - Riverside Park Road to Bell Street  
Bell Street - Lincoln Avenue to Sweet Avenue  
Sweet Avenue - Riverside Park Road to Anderson Street  
Bowen Avenue - Riverside Park Road to Washington Street  
Ingals Avenue - Anderson Street to Washington Street  
Indiana Avenue - Anderson Street to Washington Street  
Garden Drive - Bowen Avenue to Anderson Street  
Meadow Lane - Bowen Avenue to Anderson Street  
Anderson Street - Sweet Avenue to Indiana Avenue  
Sweet Avenue - Anderson Street to Washington Street  
Sweet Avenue - Washington Street to 5th Street  
Hannifin Street - 300' south of Memorial Highway to Sweet Avenue  
Mandan Street - Front Avenue to Sweet Avenue

1st Street - Front Avenue to Sweet Avenue  
2nd Street - Front Avenue to Sweet Avenue  
Front Avenue - Washington Street to 1st Street (water main replacement only)  
Assessment: Per lot Residential: \$2,064.60 plus curb & gutter  
Per square foot Commercial: \$0.8328

Total Assessed and Financed: \$2,063,229.71

B. STREET IMPROVEMENT DISTRICT NO. 513

Nature of Improvements: Reconstruct with 70% Subsidy Applied and Resurface with 25% Subsidy Applied

\*\*\*Unit #1: Stagecoach Circle - East Valley Drive to cul-de-sac  
East Valley Drive - Stagecoach Circle to Ash Coulee Drive  
Overland Road - East Valley Drive (N) to East Valley Drive (S)  
Mustang Drive - Ash Coulee Drive to 570' south

\*\*\*Unit #2: Mesquite Loop - Valley Drive (W) to Valley Drive (E)  
Domino Drive - Montego Drive to cul-de-sac (N)  
Domino Drive - Montego Drive to cul-de-sac (S)  
Carriage Drive - Domino Drive to cul-de-sac  
Santa Gertrudis Drive - Tyler Parkway to cul-de-sac  
Santa Gertrudis Loop - Tyler Parkway to cul-de-sac  
Montego Drive - Domino Drive to Tyler Parkway  
Pinto Place - Tyler Parkway to cul-de-sac  
Golf Drive - Tyler Parkway to 400' west  
Tyler Parkway - Valley Drive to Pinto Place  
Country Lane - Tyler Parkway to Clydesdale Drive  
Country West Road - Domino Drive to Clydesdale Drive  
Gentry Circle - Country West Road to cul-de-sac  
Morgan Circle - Stetson Drive to cul-de-sac  
Stetson Drive - Country West Road to Tyler Parkway  
Canyon Drive - Morgan Circle to Cody Drive  
Canyon Circle - Cody Drive to cul-de-sac  
Cody Drive - Country West Road to Remuda Drive  
Remuda Drive - Cody Drive (N) to Cody Drive (S)  
Territory Drive - Tyler Parkway to Cody Drive  
Homestead Drive - Country West Road to Territory Drive  
Greenwood Drive - Canyon Drive to Territory Drive  
Cimarron Drive - Homestead Drive to Greenwood Drive

\*\*\*Unit #3: Lambton Avenue - Lockport Street to 605' west  
Dominion Street - 320' north to 125' south of Alberta Drive  
Dominion Street - Calgary Avenue to Mouton Avenue  
Brome Avenue - Dominion Street to 810' west

\*\*\*Unit #4: 13<sup>th</sup> Street – Divide Avenue to Boulevard Avenue  
14<sup>th</sup> Street - Divide Avenue to Boulevard Avenue  
15<sup>th</sup> Street - Divide Avenue to Boulevard Avenue  
17<sup>th</sup> Street - Divide Avenue to Boulevard Avenue  
18<sup>th</sup> Street - Divide Avenue to Boulevard Avenue  
19<sup>th</sup> street - Divide Avenue to Boulevard Avenue  
Divide Avenue – 140' West of 13<sup>th</sup> Street to 19<sup>th</sup> Street  
Harmon Avenue – 13<sup>th</sup> Street to 19<sup>th</sup> Street  
Laforest Avenue – 13<sup>th</sup> Street to 19<sup>th</sup> Street  
Braman Avenue – 140' West of 13<sup>th</sup> Street to 19<sup>th</sup> Street  
Hanaford Avenue – 13<sup>th</sup> Street to 19<sup>th</sup> Street  
Porter Avenue – 140' West of 13<sup>th</sup> Street to 19<sup>th</sup> Street  
Boulevard Avenue – 190' West of 11<sup>th</sup> Street to Hanaford Avenue

\*\*\*Unit #5: Portland Drive – Denver Avenue to Laramie Drive  
 Portland Drive – Denver Avenue to Reno Avenue  
 Boise Avenue – Portland Drive to Laramie Drive  
 Denver Ave – Washington Street to 3<sup>rd</sup> Street  
 Pocatello Drive – Denver Avenue to Reno Avenue  
 Billings Drive – Denver Avenue to Reno Avenue  
 Laramie Drive – Portland Drive to Reno Avenue  
 Reno Avenue – Washington to 3<sup>rd</sup> Street  
 3<sup>rd</sup> Street – Bismarck Expressway to Wachter Avenue  
 Omaha Drive – 3<sup>rd</sup> Street to Columbia Drive  
 Atlanta Drive – 3<sup>rd</sup> Street to Richmond Drive  
 Columbia Drive – Atlanta Drive to Richmond Drive  
 Richmond Drive – Atlanta Drive to 3<sup>rd</sup> Street  
 12<sup>th</sup> Street – Basin Avenue to 190' North of Park Avenue  
 Basin Avenue – American Avenue to Airport Road  
 Assessment: Per square foot Commercial: \$0.1917  
 Per lot Residential: \$2,358.71 plus curb & gutter

Total Assessed and Financed: \$5,936,361.08

C. STREET IMPROVEMENT DISTRICT NO. 515

Nature of Improvements: Street Lighting

- \*\*\*Unit #1: Bluff Lane - Powder Ridge Drive to 140' east  
 Del Rio Drive - 190' west of Powder Ridge Drive to 475' east of Powder Ridge Drive  
 Powder Ridge Drive - 735' south of Del Rio Drive to 1,120' north of Del Rio Drive  
 Assessment: Per lot Residential: \$2,471.33
- \*\*\*Unit #2: Grey Hawk Lane - Harp Hawk Drive to Prairie Hawk Drive  
 Harp Hawk Drive - 155' west of Kites Lane to 420' east of Kites Lane  
 Kites Lane - 100' south of Prairie Hawk Drive to 145' north of Harp Hawk Drive  
 Prairie Hawk Drive - 155' west of Kites Lane to 110' east of Grey Hawk Lane  
 Assessment: Per lot Residential: \$2,565.53
- \*\*\*Unit #3: Community Loop - Sonora Way to Select Lane  
 Crested Butte Road - 57th Avenue to 900' northwest of Valley Vista Lane  
 Valley Vista Lane – Crested Butte Road to 110' north  
 Limited Lane - Sonora Way to 115' west of Community Loop  
 Reserve Lane - Sonora Way to Community Loop  
 Select Lane - Sonora Way to Community Loop  
 Sonora Way - 57th Avenue to 1,475' north  
 Assessment: Per lot Residential: \$2,381.80
- \*\*\*Unit #4: Elbowoods Lane - Ridgedale Street to 19th Street  
 19th Street - Elbowoods Lane to 1,280' northeast  
 Assessment: Per square foot Commercial: \$0.0590
- \*\*\*Unit #5: Ottawa Street - 43rd Avenue Northeast to 900' north  
 Assessment: Per square foot Commercial: \$0.1043
- \*\*\*Unit #6: Channel Drive - Divide Avenue to 690' south  
 Assessment: Per square foot Commercial: \$0.1396
- \*\*\*Unit #7: Leighton Drive - Nina Lane to 255' south  
 Meridian Drive - Burleigh Avenue to 2,200' south  
 Nina Lane - 145' west of Meridian Drive to Washington Street  
 Stacy Drive - Nina Lane to 320' south  
 Assessment: Per square foot Commercial: \$0.0726

Per lot Residential: \$2,019.75

Total Assessed and Financed: \$810,535.83

**Assessment Basis**

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

\*\*Based on Front Footage

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

\*\*\*\*Base rate is \$300 and applies to all zoning. All zones are assessed at base fee times square footage (with a minimum of 10,000) divided by 1,000.

**IV. CONFIRMATION OF ASSESSMENT LISTS**

**V. NEXT MEETING**

**VI. ADJOURNMENT**